



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 19 April 2017

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

Table of Contents

Item	Subject	Page No
1	DECLARATION OF OPENING	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	1
3	DEVOTIONAL SEGMENT.....	2
4	RECOGNITION OF ACHIEVEMENT.....	2
5	RECEIPT AND CONFIRMATION OF MINUTES.....	3
5.1	GENERAL MEETING MINUTES 22 MARCH 2017	3
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	3
7	PUBLIC PARTICIPATION.....	3
8	PETITIONS AND PRESENTATIONS.....	3
9	MOTION TO ALTER THE ORDER OF BUSINESS	4
9.1	MOTION TO ALTER THE ORDER OF BUSINESS.....	4
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS	4
11	REPORTS TO COUNCIL	5
11.1	COMMUNITY & CUSTOMER SERVICES	5
11.1.1	MCU013600: 45-47 NORTH STREET, CLEVELAND – APARTMENT BUILDING	5
11.2	OFFICE OF CEO.....	31
11.2.1	REVIEW OF CORPORATE POLICY POL-2592 CONCEALED LEAKS POLICY	31
11.2.2	FINANCIAL REPORTING FRAMEWORK POLICY AND RELATED PARTY DISCLOSURES GUIDELINE	36
11.2.3	UPDATED COMPUTER SOFTWARE TREATMENT GUIDELINE (GL-2528-002)	39
11.2.4	EMERGENCY MANAGEMENT LEVY RETURN CONTRACTUAL PAYMENTS – DELEGATION TO THE CHIEF EXECUTIVE OFFICER.....	42

11.2.5	MARCH 2017 MONTHLY FINANCIAL REPORT	45
11.3	ORGANISATIONAL SERVICES	48
11.3.1	REPORT OF THE AUDIT COMMITTEE MEETING – 16 MARCH 2017	48
11.3.2	AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY 2017.....	50
11.3.3	AMENDED LOCAL LAW MAKING PROCESS.....	53
11.3.4	PROPOSAL TO MAKE SUBORDINATE LOCAL LAW.....	57
11.4	COMMUNITY & CUSTOMER SERVICES	64
11.4.1	DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT	64
11.4.2	PLANNING & ENVIRONMENT COURT MATTERS CURRENT AS AT 29 MARCH 2017	66
11.4.3	MCU013561 PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE REDLANDS PLANNING SCHEME & DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 45 LOTS) - 847-897 GERMAN CHURCH ROAD, REDLAND BAY.....	70
11.4.4	RENEWAL OF TELSTRA LEASE – GILES ROAD, REDLAND BAY	90
11.4.5	KOALA SPRPR DIVISION 9 REQUEST - 687-707 REDLAND BAY ROAD VICTORIA POINT MCU013864	93
12	MAYORAL MINUTE	102
13	NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS.....	102
14	NOTICES OF MOTION.....	102
15	URGENT BUSINESS WITHOUT NOTICE	102
16	CLOSED SESSION.....	104
16.1	OFFICE OF CEO.....	104
16.1.1	QUARTERLY REPORT DECEMBER 2016 – REDLAND INVESTMENT CORPORATION PTY LTD	104
16.2	COMMUNITY & CUSTOMER SERVICES	105
16.2.1	DONALD SIMPSON COMMUNITY CENTRE FUNDING AGREEMENT	105

- 16.2.2 ENVIRONMENTAL SEPARATE CHARGE LAND ACQUISITION..... 106
- 16.2.3 DRAFT PLANNING SCHEME POLICIES PUBLIC CONSULTATION 107
- 16.2.4 PROPOSAL TO MAKE AN ALIGNMENT AMENDMENT TO A LOCAL PLANNING INSTRUMENT 109
- 16.3 INFRASTRUCTURE & OPERATIONS 110**
 - 16.3.1 CLEVELAND AQUATIC CENTRE CONTRACT 110
 - 16.3.2 SURF LIFESAVING QUEENSLAND – PROVISION OF LIFE SAVING SERVICES FOR REDLAND CITY 111
- 17 MEETING CLOSURE 112**

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.32am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

Cr K Williams	Mayor
Cr W Boglary	Deputy Mayor and Councillor Division 1
Cr P Mitchell	Councillor Division 2
Cr P Gollè	Councillor Division 3 - entered at 9.38am
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5 – by teleconference
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.38am
Cr T Huges	Councillor Division 8
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP TEAM:

Mr A Chesterman	Chief Executive Officer
Mrs L Rusan	General Manager Community & Customer Services
Mr J Oberhardt	General Manager Organisational Services
Mr P Best	General Manager Infrastructure & Operations
Mrs D Corbett-Hall	Chief Financial Officer
Ms A Daly	Head of Human Resources
Mr B Lyon	Outgoing Chief Executive Officer

MINUTES

Mrs E Striplin	Corporate Meetings & Registers Coordinator
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BY TELECONFERENCE – CR M EDWARDS

COUNCIL RESOLUTION

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

That Councillor Edwards be given permission to take part in the General Meeting by teleconference.

CARRIED 9/0

Crs Boglary, Mitchell, Hewlett, Edwards, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Crs Elliott and Gollè were not present when the motion was put.

COUNCILLOR ABSENCES DURING THE MEETING

Cr Gleeson left the meeting at 10.05am and returned at 10.06am (during Item 11.1.1)

Cr Bishop left the meeting at 10.35am (during Item 11.1.3) and returned at 10.37am (during Item)

Cr Mitchell left the meeting at 10.35am (during Item 11.1.3) and returned at 10.37am (during Item 11.1.4)

Cr Elliott left the meeting at 11.38am (during Item 11.4.5) and returned at 11.40am (During Item 11.4.6)

Cr Gollè left the meeting at 11.38am (during Item 11.4.5) and returned at 11.42am (during Item 11.4.6)

Cr Elliott left the meeting at 12.03pm and returned at 12.07pm (during closed session)

Cr Elliott left the meeting at 12.14pm and returned at 12.17pm (during closed session)

Cr Elliott left the meeting 12.29pm and returned at 12.46pm (during closed session)

3 DEVOTIONAL SEGMENT

Pastor Peter Grieve, 3C Church and a member of the Ministers' Fellowship led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

CR MURRAY ELLIOTT RECOGNITION

Congratulations to Cr Murray Elliott who recently achieved the milestone of 20 years as an elected representative of the people of the Redlands. This makes him one of the longest-serving local government politicians in Queensland.

I think anyone who has served as an elected member would agree that 20 years in local government is a significant achievement. Very few of us achieve that milestone.

For regular council watchers, Cr Elliott has been the one constant in this chamber for two decades. He is our equivalent of the State Parliament's "grandfather of the House".

He was sworn in to the former Redland Shire Council on 25 March 1997. The previous seven years was spent as proprietor of an Alexandra Hills hardware store after returning from Rockhampton in 1988 and setting up house with his family in Alexandra Hills.

Cr Elliott has been the very vocal voice of the people of Alexandra Hills since 1997, with his particular interests being sustainable growth, the natural environment, public transport, roads and traffic issues.

He can be found every second Saturday manning his councillor stall at his local shopping centre – an appointment he has kept for 20 years.

The recent redistribution of divisional boundaries saw him take on responsibility at the 2016 local government elections for part of the rapidly-growing Thornlands area.

Cr Elliott has worked with a number of Mayors and councillors during his 20 years here and been part of many decisions that influenced the future of the Redlands. He is a former Deputy Mayor.

He says he is still enjoying the challenges of the job and serving his community.

A Certificate of Achievement was presented to Councillor Elliott.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 22 MARCH 2017****COUNCIL RESOLUTION**

Moved by: Cr T Huges
Seconded by: Cr P Bishop

That the minutes of the General Meeting of Council held 22 March 2017 be confirmed.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil

7 PUBLIC PARTICIPATION**MOTION TO ADJOURN MEETING AT 9.43AM**

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

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

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

1. Mr S Brown, representing MacroPlan Dimasi, addressed Council regarding MCU013600.
2. Ms D Henry, resident of Thornlands, addressed Council regarding an Ombudsman report and tabled a petition.
3. Mr P Walker, resident of Redland Bay addressed Council regarding Item 11.3.3 (as listed in the agenda) - *MCU013561 Preliminary Approval to Vary the Effect of the Redlands Planning Scheme & Development Permit for Reconfiguring a Lot (1 into 45 lots) 847-897 German Church Road, Redland Bay*

MOTION TO RESUME MEETING AT 9.51AM

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

That the meeting proceedings resume.

CARRIED 11/0

Crs Boglary Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

8 PETITIONS AND PRESENTATIONS

Nil

9 MOTION TO ALTER THE ORDER OF BUSINESS**9.1 MOTION TO ALTER THE ORDER OF BUSINESS****COUNCIL RESOLUTION**

Moved by: Cr P Mitchell

Seconded by: Cr P Gollè

That Item 11.3.4 *MCU013600 45-47 North Street, Cleveland – Apartment Building* be brought forward in the agenda and discussed as Item 11.1.1.

CARRIED 10/1

Crs Boglary Mitchell, Gollè, Hewlett, Edwards, Elliott, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Cr Huges voted AGAINST the motion.

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

Mayor Williams declared a potential conflict of interest in Item 16.3.2 (see item for details)

Cr Hewlett declared a potential conflict of interest in Item 16.3.2 (see item for details)

Cr Elliott declared a potential conflict of interest in Item 16.3.2 (see item for details)

11 REPORTS TO COUNCIL

11.1 COMMUNITY & CUSTOMER SERVICES

11.1.1 MCU013600: 45-47 NORTH STREET, CLEVELAND – APARTMENT BUILDING

Objective Reference: A1877126
Reports and Attachments (Archives)

Attachments: [Aerial Map](#)
[Locality Map](#)
[Zone Map and Surrounding Development Plans](#)
[Toondah PDA Height Plan](#)
[Perspective View](#)
[Existing Approval](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Eskinder Ukubamichael
Senior Planner

PURPOSE

Council has received an application seeking a Development Permit for Material Change of Use on land at 45-47 North Street, Cleveland for the purpose of an Apartment Building (comprising 33 units).

The proposed Apartment Building land use is listed as an inconsistent use within the Medium Density Residential zone code as the building height extends more than 10% above the envisioned building height in the Medium Density Zone Code. Consequently, in this instance, the application is considered to conflict with the scheme. The key issues identified in the assessment have been addressed within the report and are considered to demonstrate sufficient planning merit to support the proposal. The key issues identified in the assessment are:

- Consistency of Use
 - Building Height
 - Density
 - Landscaping and
 - Protection of the Banyan Fig Tree
 - Koala Habitat Trees
 - Acid Sulfate Soils
 - Heritage Assessment
-

The application has been assessed against the relevant provisions of the Redlands Planning Scheme (Redlands Planning Scheme Version 7). The key issues identified in the assessment have been addressed within the report. It is therefore recommended that the application be granted a Development Permit subject to conditions.

BACKGROUND

A Development Permit for a Material Change of Use for an Apartment Building (comprising 30 units over 3 storeys) was granted approval by Council on 30 November 2007 (Council Reference MC010616 – Attachment 7). A negotiated decision notice request was subsequently approved on 24 December 2007. A request to Change a Development Approval and to extend the period of approval for the development was granted approval by Council on 30 March 2012.

A number of requests for Extensions to the Relevant Period under s383 of the *Sustainable Planning Act 2009* were made to Council and were approved. The relevant period of this approval is still current to 30 March 2018.

ISSUES

DEVELOPMENT PROPOSAL & SITE DESCRIPTION

Site & Locality

The site is zoned Medium Density Residential (MDR) sub-area MDR1 and is identified on the Acid Sulfate Soils, Heritage Place and Character Precinct, and Landslide Hazard overlay maps. The site has an area of 3,998m² and is currently improved by Dwelling Houses and other structures that are proposed to be removed as part of this application.

The topography of the site is generally flat with slight gradient falling from the eastern boundary to the south-western boundary. A steep embankment from the southern boundary to Shore Street East is also evident.

The site is physically bound by North Street to the north and Shore Street East to the south. The State Heritage listed Grandview Hotel adjoins the subject site to the east. There is a heritage listed Banyan Tree on the subject site of local significance. A town house development (2 storeys) adjoins to the west.

Linear-Rotary Park is located to the north of the site (across North Street) and G J Walter Park is located to the south of the site (across Shore Street). To the west of the site is an existing multi-unit development.

The area's general amenity and character is strongly related to the Grandview Hotel, open space corridors and views towards Moreton Bay. The general area comprises of detached residential dwellings and low-rise multi-unit developments with a significant open space component.

All necessary urban services are connected to the site.

Toondah Harbour Priority Development Area (PDA)

The Toondah Harbour PDA covers approximately 67 hectares including 18 hectares over land 1km east of Cleveland Town Centre. The PDA boundaries adjoin the subject site to the south encompassing Shore Street East.

The site is located on the northern side of the PDA separated by Shore Street East. The site is not located within the PDA and any development on the subject site is not subject to the provisions of the PDA Development Scheme.

The precinct of the PDA located opposite the site is intended to accommodate mixed use residential, retail and commercial development as well as parking and areas of open space. Extension of the park to the east and higher densities to the west are sought by the Development Scheme.

Proposal

The application is for a Material Change of Use for an Apartment Building (comprising 33 units). The proposed building height is approximately 17.3m above natural ground level (5 storeys).

The units will provide three (3) bedrooms, open plan kitchen, living and dining area, bathrooms, en suites, laundry, study and private balconies. The parameters of the proposed development are outlined below:

Description	Characteristics
Lower Basement Level	<ul style="list-style-type: none"> • 30 car parking spaces provided (30 typical, 1 PWD space) • 1 car wash bay • Private storage spaces • Refuse/bin storage
Upper Basement Level	<ul style="list-style-type: none"> • 36 car parking spaces provided (35 typical, 1 PWD space) • Private storage spaces
Ground Floor	<ul style="list-style-type: none"> • 7 x 3 bedroom residential units, each with a private courtyard on the north-western side and terrace/decks on the south-eastern side • 3 separate entry corridors to lifts and stairs • 11 visitor parking spaces (9 typical, 2 disabled spaces) • Outdoor communal open space area
Levels 1-3	7 x 3 bedroom residential units, each with 1 main private balcony on the south-eastern side and additional balcony on the north-western side
Level 4	5 x 3 bedroom residential units, each with 1 main private balcony on the south-eastern side and additional balcony on the north-western side
Height	17.3m above ground level
Storeys	Five (5) storeys
Site Cover	38%

The design incorporates landscaping on the ground floor and planter boxes at each level. The development also includes a communal recreation facility at the front of the building (north-western side) for residents.

Vehicle ingress/egress is achieved from a single cross-over on North Street and a single cross-over on Shore Street East to the lower basement level). A total of 77 car park spaces are provided in addition to a car wash bay at the lower basement level.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	<p>The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP (Medium Value Other). Division 6 Table 6 Column 2 of the SPRP includes the following criteria:</p> <ul style="list-style-type: none"> • Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2. <p>The unit construction will present a considerable barrier to koala movement through the site itself however is not blocking any vital links between other habitat areas. Considering the increasingly urban nature of the vicinity, the connectivity reduction described in Schedule 2 is expected and unavoidable given the zoning and recent history of this area.</p> <p>There are two koala habitat trees located on the site along the south eastern boundary. The site is designated medium value other, which has no requirement for avoidance of clearing non-juvenile koala trees. Considering the site is constrained from the north by the heritage listed tree, the development footprint could not be pushed any further to the north to avoid the trees along the south eastern boundary. It is considered that clearing of these trees is unavoidable. In this instance there are no further requirements under the SPRP.</p>
SPRP (Adopted Charges)	<p>The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.</p>
State Planning Policy July 2014	<p>Stormwater will be treated in two bio-retention basins located along the north west and south east of the site with capacities that achieve the SPP objectives. Detailed designs will be assessed as part of compliance assessment.</p>

Redlands Planning Scheme

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

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

- Medium Density Residential Zone Code
- Apartment Building Code
- Access and Parking Code

- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Acid Sulfate Soils Overlay Code
- Heritage Place and Character Precinct Overlay Code
- Landslide Hazard Overlay Code.

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

Consistency of Use

The Overall Outcomes of the Medium Density Residential (MDR) zone seek to provide for permanent residential and temporary visitor uses including apartment buildings and tourist accommodation. The proposed development is consistent with the planning scheme in this respect.

Building Height

The proposed height has been compared in the table below to the deemed-to-comply height of the MDR zone code Probable Solution P2.1 and Apartment Building use code Probable Solution P3:

Building Height	Deemed to comply	Proposed
Maximum overall building height	13 metres	17.3 metres
Storeys	3 storeys	5 storeys
Maximum height to top of floor level of highest habitable room	7 metres	13.4 metres

The proposal exceeds the maximum height and number of storeys envisioned and is therefore impact assessable. Furthermore, the proposal for an Apartment Building where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height is classified as an inconsistent use pursuant to Specific Outcome S1.1 of the MDR zone code. A ‘consistent’ height (up to 10%) calculates to 14.3m. Consequently, in relation to building height, the proposed development is considered to conflict with the zone code.

Section 326 of the *Sustainable Planning Act 2009* (SPA) relevantly provides that the assessment manager’s decision must not conflict with a relevant instrument (in this case the RPS) unless:

- The conflict arises because of a conflict in the planning scheme; or
- There are sufficient grounds to justify the decision despite the conflict.

It is worth noting that the Overall Outcomes of the Medium Density Residential zone code seek for development to provide for a range of residential uses that are predominately mid-rise (3-5 storeys) housing on lot sizes that offer opportunities for medium density living. The proposed development provides mid-rise development (i.e. 5 storeys) that facilitates medium density living. In this regard it could be argued there is a conflict within the planning scheme where the Specific Outcomes seek a height of 3 storeys, while the Overall Outcomes, which sit above the Specific Outcomes in terms of hierarchy, seek a height of 3-5 storeys. While this is relevant to consider, it is considered that this may not in isolation permit a decision that conflicts with the planning scheme. Sufficient grounds also need to be considered.

The term 'grounds' is defined in SPA to mean matters of public interest and does not include considerations of personal circumstances or commercial interests of the applicant, developer, landowner or other interested party. Statutory Guideline 05/09 provides guidance on matters to be considered when determining whether sufficient grounds exist.

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

While the Redlands Planning Scheme is due to be superseded by a new City Plan, which is currently in draft form, the current zoning of the site and the immediate surroundings are essentially translated across in the Draft City Plan. However, given that the Toondah Harbour PDA was declared after the planning scheme came into effect it is relevant to recognise the outcomes sought for the PDA and the interface with the surrounding area were perhaps not entirely anticipated in the planning scheme. While the site itself is not within the PDA, it does directly adjoin the PDA and forms part of the transitional area. Despite this, it is considered the Overall Outcomes of the zone code adequately cater for this type of interface with flexibility in the term 'mid-rise' catering for 3 to 5 storeys.

- **Relevant instrument is incorrect in terms of its substance of underlying assumptions for the circumstances of the particular proposal.**

The planning scheme appropriately accommodates the use type proposed for mid-rise development and medium density living.

- **Relevant instrument inadequately addresses the type of development proposed.**

The proposed use is adequately catered for in the planning scheme.

- **Relevant instrument does not anticipate the type of development proposed.**

Both the Redlands Planning Scheme and the draft City Plan anticipate the type of residential development proposed on the subject site.

- **There is an exceptional and urgent need for the proposal.**

There is no exceptional or urgent need for the proposal as such.

Overall the proposed development has demonstrated that the scale and height of the proposed building is commensurate with the zone and locality and warrants approval when considering the following planning merit:

- The proposal satisfies the Overall Outcomes sought for the Medium Density Residential Zone Code under the current Redlands Planning Scheme, which anticipates mid-rise (3-5 storeys) housing on lot sizes that offer opportunities for medium density living.
- The proposal is not considered to be overbearing nor does it result in overdevelopment of the site. The proposal is comparable to the apartment buildings approved to the west along Shore Street East and along Middle Street and to other development found within the vicinity as illustrated in Attachment 3. The proposal maximises the supply of dwelling units in close proximity to centres and public transport nodes.
- The proposal incorporates an architectural style and design elements that reduce the visual impact of the built form as seen from all directions.

- The proposal is designed commensurate to the existing multiple dwellings to the west by limiting floor to floor height of the Ground Level units to 3.0m which results in a height of 13.4m above NGL at 10m from the common boundary.
- The proposal is located 8.5m from the existing multiple dwellings to the west to maintain a consistent streetscape character, and to protect the privacy and amenity of adjoining residences.
- The close proximity of the site to the Toondah Harbour Priority Development Area (PDA) is considered to encourage higher densities and building height within the area. In this case the potential and anticipated development of the surrounding area should also be acknowledged when considering whether the proposed development is sympathetic to the surrounding locality.
- While the site is not part of the Toondah Harbour PDA, it does directly adjoin the PDA. Development within the PDA is assessed in accordance with the relevant Development Scheme, while development outside of the PDA is assessed in accordance with the planning scheme. The interface between the site and the PDA is therefore considered under the planning scheme. Specific Outcome S3(1)(a) of the Apartment Building use code requires layout and design to enhance built form of the surrounding streetscape by contributing to the establishment of an attractive streetscape in new areas. The proposed building height and design is sympathetic with the development anticipated in the area when considering the expected 7-10 storey development encouraged within the PDA. The Precinct 1 provision for height along Shore Street East is generally 7 storeys as shown in Attachment 5.
- The interface to GJ Walter Park is also considered within the design of the proposed Apartment Building. The intent for GJ Walter Park in the PDA Development Scheme is to protect the recreational function of the park, to improve the facilities and expand further by land reclamation into the waterfront (extending to the east). Connectivity and integration to the main harbour precinct is also intended by the Development Scheme which will maximise the open space potential of this area and contribute an important asset to the PDA. The proposed Apartment Building addresses this open space corridor by siting the building on this frontage to address Shore Street East and overlook the park. Balconies/terraces and direct vehicle/pedestrian access to this frontage activates the streetscape and provides casual surveillance to the street. As seen from GJ Walter Park the proposal includes balconies with planter boxes and deep landscaping along the frontage of the building. The proposal uses a variety of materials, colours and textures between levels to create visual interest when viewed from the park. It is considered that the proposal adequately addresses the interface of the PDA and provides a transition to the outskirts to the Toondah Harbour PDA and is therefore commensurate with the area.
- The bulk and scale of the building is reduced by incorporating a range of articulations in conjunction with a variety of materials, architectural features and vibrant colours, textures and styles.
- The proposal will not prejudice the heights of future development on adjoining or surrounding lots. The 5th storey (level 4) is significantly recessed from the sides to further reduce the perceived building height from the streets and from adjoining properties. The height of the building towards the western boundary is 13.4m and to the east is 12.3m. The height to the west is slightly more than the 13m height provided by the probable solution but less than the consistent height (13m + 10%)

of 14.3m anticipated by the planning scheme. This design gives a central apex to the building alluding to a smaller building height. This will further negate loss of solar access to the adjoining properties as the recessed level does not cause any further shadowing above the 5th level.

- The design and built scale are sympathetic to the heritage listed Grand View Hotel adjoining the site to the east and the Banyan Fig located at the northern boundary of the subject site. The building is located 17m to the south west of the Grand View Hotel. The layout takes into consideration sightlines to the Banyan Fig and the Hotel from all vistas to ensure the visual elements of the heritage value are retained as illustrated in Attachment 3. The design is also considered to complement the heritage style by use of contemporary and modern designs as discussed further within this report and the design does not detract from the unique streetscape afforded to the locality.
- The design of the building has been specifically sited to minimise amenity impacts on the surrounding land uses and maintain views to heritage listed sites. Visual impact of the proposed building is significantly reduced from North Street (setback approximately 30m) which is illustrated in Attachment 6.
- The Grand View Hotel and Banyan Fig tree are not visible from Shore Street East and GJ Walter Park as a prominent ridgeline and vegetation currently obstructs the view and impact of the proposed building is negligible from this side as shown in attachment 6.
- The building is designed to contribute to both an attractive streetscape development which is entirely consistent with the character of the area. A heritage report was submitted in support of the application and discussed the impact of the proposed Apartment Building on the cultural heritage significance of the area. The report concluded that the proposal does not detract from the streetscape nor the heritage value of the site and the overall impact should be negligible. Further discussion on the assessment against the Heritage Place and Character Precinct Overlay code is included within this report.
- The design offers a range of dwelling types and increases variety of consumer choice in the area. The proposed development provides high quality living within a highly accessible location and in close proximity to employment opportunities and public transport. The units are versatile and may encourage opportunities for working from home and provide ample facilities to encourage permanent residential accommodation to cater for the growing needs of the region.

As discussed further throughout this report, the development complies with setbacks, site cover, landscaping, private open space, communal open space and car parking requirements whilst also adequately addressing the heritage listed qualities afforded to the site. The proposal is designed to maximise the site to promote efficient use of the MDR1 zoned land and achieve infill development which addresses expectations in the region.

The only conflict arises in relation to the height of the building, which is not dramatically excessive in the context of approved (Attachment 3) and likely future development (PDA) in the area. The applicant provides sufficient grounds to consider the proposed residential building within the context of the area. The proposal responds to the economic (considering approvals in the locality) and community need (being an interface to the PDA) of the area by intensifying and revitalising the subject lot. It is considered that the development is sufficiently justified to warrant approval despite the conflict with the scheme.

Councillors may take an alternative view and may conclude that the proposal needs to be restricted to 13m height and 3 storeys. In these circumstances Councillors could consider a refusal on the grounds that this is an over-development of the site in the MDR zone. However, on balance, officers conclude that the proposal is appropriate in these circumstances. While submissions are discussed further in this report, it is worth noting the proposal attracted only three submissions, with none of the submitters located in the immediate locality, which consequently limits any perceived concern building height might present to adjoining properties.

Site Coverage

The Medium Density Residential zone code refers to the relevant use code for specific site coverage assessment criteria. Probable Solution P3 of the Apartment Building Code (Table 1) identifies a deemed-to-comply solution of 45% site coverage.

The existing site has an area of 3,998m². The proposal includes site coverage of 38% (1,518m² over 3,998m²) and complies with the deemed-to-comply solution.

Building Setbacks

The Medium Density Residential zone code refers to the relevant use code for specific setback assessment criteria. Probable Solution P3 of the Apartment Building Code (Table 1) identifies the setbacks listed in the below table. The setbacks proposed for the development are also identified below and are compliant with the Probable Solution:

Boundary	Minimum prescribed setback	Proposed Setbacks
Front	(a) 6 metres and maximum of 8 metres for building wall (b) 4 metres for balconies, eaves, awning or the like	6m to façade to Shore Street East 9.6m to wall to Shore Street East 30.89m to North Street 5.35m to OMP to Shore Street East
Side	(a) 2 metres at ground level and when greater than 7.5 metres, 2 metres plus 0.5 metres for every 3 metres or part thereof by which the building exceeds 7.5 metres, being a minimum: Level 2 = 2.5m Level 3 = 3.0m Level 4 = 3.5m Level 5 = 4m	3.6m at ground level Level 1-3 = 3.6m (west) Level 1-3 = 3.25m (east) Level 4 = 7.6m (west) Level 4 = 9m (east)
	(b) where incorporating open space in the side setback – (i) 4 metres for the extent of private open space areas; (ii) 5 metres for the extent of communal open space areas.	N/A
Rear	(a) 4 metres at ground level; (b) 5 metres for the extent of communal open space, where incorporated in the rear setback	N/A N/A

Density

The proposed development has a density calculated as follows:

- 3,998m² / 33 units = 1 dwelling unit per 133m²

As per Probable Solution P2.4 (5) of the Medium Density Residential zone code, the density is determined through site coverage, setbacks and building height criteria.

Specific Outcome S2.4(3) of the Medium Density Residential zone code states the following:

Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.

Further, Specific Outcome S2.4(5) states the following:

In sub-area MDR1 - densities are increased to maximise opportunities for compact urban housing or tourist accommodation.

The development site is located completely within the sub-area MDR1, which, as the specific outcomes express, is intended to be developed at a suitable density to achieve a compact housing form. This is to be achieved by maximising density to an extent that does not reduce the provision of landscaping, car parking and open space.

The proposed development exceeds provisions for landscaping, car parking and open space to satisfy other outcomes of the applicable codes. Therefore it is considered that the proposed density achieves Probable Solution P2.4 and therefore Specific Outcome S2.4.

Furthermore, the site is highly accessible to services and economic and social activities and creates a wider range of dwelling product in the market. The proposed development represents an efficient use of land without adversely impacting the streetscape and character found in the area considering approved development (Attachment 3) as well as anticipated future development (PDA) in the area. It is compatible with medium density living and each unit will have a high level of amenity that is achieved through the open space provisions for each unit and communal open space available at ground level.

It is considered that the proposed density achieves Specific Outcome S2.4 of the Medium Density Residential zone code.

Communal Open Space

Probable Solution P7 of the Apartment Building Code provides for 20% of the site to provide communal open space at ground level, which is achieved by the proposed development (approximately 802m² over 3,998m²).

Each ground floor unit is afforded two (2) separate private open space areas (located at the northern and southern sides of each unit) with minimum areas of 37m² and 29m² at each area. Each unit above ground level has a main private open space balcony accessed from the living room with a minimum area of 22m² and an additional balcony located at the northern side of 3m² which is accessed from a bedroom. Adequate privacy, solar access and amenity of the private balconies are achieved within the development.

The proposed design is compliant with Probable Solution P7 of the Apartment Building code.

Landscaping

Probable Solution P6(1)(a) of the Apartment Building code seeks a 2m landscape buffer on road frontages. The proposal includes a 1.55m buffer to the Shore Street East frontage and a 30m setback to North Street. Although the development does not achieve the Probable Solution, it is considered the Specific Outcome is met as

per the below comments. Specific Outcome S6 of the Apartment Building code states the following:

- (1) *Landscape* design contributes to a pleasant, safe and attractive living environment by -
- (a) *retaining existing mature trees;*
 - (b) *using plants that are native to the area;*
 - (c) *enhancing privacy and amenity;*
 - (d) *ensuring surveillance to communal open space areas and pedestrian paths;*
 - (e) *enhancing climatic conditions;*
 - (f) *emphasising clear pedestrian entry point that offer good visibility along paths and driveways;*
 - (g) *incorporating semi-transparent fencing and planted landscaping as a buffer between communal areas and private open space areas;*
 - (h) *not blocking or interrupting overland flowpaths.*

The proposal incorporates landscaping into the building to balance the unique architectural elements, creating an attractive living environment for future residents and adjoining neighbours.

The proposal reduces hardstand areas by incorporating decks/terraces and areas for trees scattered within the Shore Street East frontage. Planted boxes are also located on each balcony at this frontage to increase landscaping volume as seen from the road to soften the built form.

Although the 2 metre buffer is not provided, a significant percentage of the site is allocated for landscaping (approximately 28%) where only 15% is required to comply with the deemed-to-comply solution of the code. The landscaping provision is incorporated into the layout in addition to the large area of communal open space located at the northern part of the site which further reduces hardstand areas.

The existing Banyan Fig tree and Mango tree (located on Grand View Hotel property with root zone on the subject site) will be retained as part of this development.

It is considered that the balance of landscaping, private open space, parking and service areas within the site is consistent with the code and therefore complies with Specific Outcome S6.

Protection of the Banyan Fig tree

The Arborist report submitted as part of the Information Request response has sufficient information and guidelines to ensure protection of the Banyan Fig and the Weeping Fig. This document is included in the approved documents along with the Landscape Intent Plans.

The Landscape Intent Plans are amended to remove the proposed gravel pathways and mass plantings within the TPZ/dripline of the Banyan Fig and replace this landscape treatment with mulch coverage. This treatment will minimise the risk to the root system of this senescent tree by reducing probable compaction and potential soil infecting pathogen ingress (carried by pedestrian movement). Additionally preventing pedestrian movement through the fall radius of the canopy will likely reduce the potential risks to pedestrians, which will likely increase as this senescent tree progresses with its natural decline given its advanced age.

Any proposed disturbance to the ground within the drip-line of the Banyan Fig and the Weeping Fig needs to be done under the supervision of the Project Arborist to avoid damage to the shallow roots. The methodology of works and Arborist supervision requirements for the mass planting works within the TPZ area will be assessed at Operational Works stage.

The Landscape Intent Plan shows proposed removal and replacement of the footpath on North Street. It is considered the existing pathway should be retained to minimise ground disturbance to the root system of the Banyan Fig and an amendment to the plan is provided.

Koala Habitat Trees

There are two koala habitat trees on the subject site and three on the road reserve along the eastern part of the Shore Street East frontage. The development will result in removal of the two koala habitat trees on the site. The Medium Density Residential zone code Overall Outcomes 4.14.7(2)(d), (i) and (c) expect development to minimise adverse impacts on environmental and scenic values by maximising the retention of native plants. It is acknowledged as described under the State Planning Policies and Regulatory Provisions section of this report; the removal of these trees is unavoidable. As a consequence, it is considered reasonable to condition replanting of 2 koala trees as part of the landscaping along the eastern part of the Shore Street East frontage.

In relation to the three existing trees located on the road reserve, it is appropriate to require protection of the trees, including the root zones, particularly during the construction stage of the development. The extent of the proposed basement is shown on the Site Plan A-SK-001 (Attachment 4), and indicates the excavation works are separated from the embankment of trees on the road reserve by approximately 10m. A relevant condition has been included to ensure the protection of these street trees.

Acid Sulfate Soils

The surface is above the 5m AHD threshold however the basement car park and entrance from Shore Street East will be lower than this threshold. The site is close enough to existing marine muds to warrant investigation, and is within a few hundred metres of Toondah Harbour which is a known risk area in the DNRM mapping. A report was provided by the applicant. It stated that acid sulphate is not present down to 6m below the surface.

Given the favourable soil descriptions provided in the report, the external soil appearance on the Shore Street embankment, the landform shape, and a report that appears to demonstrate no risk, no further assessment is required at this stage. Further examination of soil during the excavation process for typical acid sulfate indicators may be required. A relevant condition is included to this affect.

Heritage Place and Character Precinct

The Grand View Hotel is listed as State Heritage Significance and the Banyan Fig is listed as Local Heritage Significance. The Heritage Place and Character Precinct Overlay Code applies to the site, which both adjoins a Heritage Listed Place and is on a premises that is listed as local significance and is also located in a character precinct.

Specific Outcome S1 of the Heritage Place and Character Precinct Overlay Code requires the following relevant outcomes:

(1) *The heritage place is conserved in a manner that -*

- (a) *is sympathetic and respectful to the character, appearance and setting of the place;*
- (b) *incorporates ongoing care and management of the place, by retaining the place;*

The arborist report prepared by the applicant sufficiently addresses compliance with this Specific Outcome by demonstrating that the proposed development will not have any negative impact on the health or longevity of the tree. The retention and protection of the tree meets the criteria of the code. Further, the proposal will be screened from view from North Street behind the tree which does not detract from the visual influence of the heritage tree.

Specific Outcome S2 of the code relates to adjoining a State Listed Heritage Place (Grand View Hotel) and states the following:

(1) *Uses and other development are designed and carried out so as -*

- (a) *not to obscure the appearance or prominence of the listed place from surrounding streets or public places;*
- (b) *not to intrude into important vistas of the listed place;*
- (c) *not site buildings and structures between a listed place and its primary or secondary street frontage;*
- (d) *to ensure new buildings or structures are setback from the primary street frontage and are of a height, bulk and scale which retains the visual prominence and cultural heritage values of the listed place;*
- (e) *minimise disturbance to the original fabric of the listed place;*

The proposal will be significantly setback from the adjoining hotel and will not interrupt the vistas/views of the Hotel from North Street as demonstrated by the perspective views included within the architectural plans submitted by the applicant. The original proposal (6 storeys) introduced a new built form into the background view of the hotel from some vantage points, in particular to part of the building facing the Hotel towards the east. The heritage report submitted by the applicant recommended the height of the building along this section be reduced and the setback from the Hotel increased. The amended design subsequently submitted includes a reduced height and proximity of the eastern most apartments of the proposal to mitigate any such adverse visual impact on the Hotel. The design achieves this by dropping one storey and increasing the setback to the eastern side by stepping in level 5 of the building.

Due to the existing topography, views of the hotel from Shore Street East are already highly restricted and the proposed development will have negligible visual impact on the setting of either heritage place from this vantage point and will have no greater visual impact than a deemed-to-comply three-storey building.

Specific Outcome S3 refers to the impact of development to the Character Precinct and is states:

(1) *Uses and other development respect and complement the visual and streetscape character of heritage places in the precinct by -*

- (a) *utilising similar or complementary roof design and pitches, materials, articulation, windows, finishes and ornamentation;*
- (b) *making provision for access to a site in a manner similar, in terms of location, width and design, to that prevalent in the street.*

The proposal respects the streetscape character of the heritage listed place by preserving key vistas unchanged. Complementing the heritage place is not necessary because of the proposed building's relatively concealed siting from both North Street and Short Street East. Site access is considered acceptable on the North Street frontage to complement the streetscape as a single access is proposed in addition to a significant setback to maintain the view of the Hotel from both directions of North Street.

Car Parking and Access

The requirement for parking for the development is calculated as follows:

Residents	= 1 x 33 units	= 33 spaces
Visitors	= 0.25 x 33	= 9 spaces
Total required		= 42 spaces
Total provided		= 77 spaces

The car parking proposed well exceeds the minimum on-site vehicle parking requirements as per Table 1 of the Access and Parking code.

Access is provided from both frontages via Shore Street East for basement/residential parking and North Street to the visitor spaces at ground level. Access for pedestrians is located at both frontages.

Acoustics

An acoustic assessment has been provided by Vipac Engineers & Scientists. The report addresses noise from mechanical plant, entertainment (outdoor entertaining area), vehicle movements, refuse collection, car park and service vehicle noise (from the hotel). The report also considers impacts from rubbish collection, vehicle movements and mechanical plants from the proposed development onto existing sensitive receptors. Recommendations are provided for air conditioning, acoustic attenuation and refuse collection and are conditioned in accordance with the acoustic report.

Sewer

A sewer capacity report and diversion plan was provided by the applicant. The existing sewer will be diverted along the road reserve of Shore Street East and reconnected at the western boundary. Conditions and plans are recommended for approval with further detailed assessment required at the compliance assessment stage. The proposed realignment crosses the PDA area along the Shore Street East frontage of the site. It is determined that the proposed realignment of the sewer line does not compromise the future development of the PDA.

Stormwater

A Stormwater Management Plan was prepared in support of the application. The applicant proposes two bio-retention basins with capacities that should achieve the SPP objectives based on the modelling provided by the applicant. A stormwater assessment is required at compliance stage and is conditioned.

INFRASTRUCTURE CHARGES

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

Total charge: \$1,075,825.60

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

Notice #001411	
Residential Component	
33 X 3 bedroom residential dwellings X \$28,311.20	\$934,269.60
Demand Credit	
1 X existing lot X \$28,311.20	\$28,311.20
Total Council Charge:	\$905,958.40

Offsets

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

Refunds

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

STATE REFERRALS

The application did not trigger any referral requirements.

PUBLIC CONSULTATION

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 21 April 2016 to 16 May 2016. A notice of compliance for public notification was received on 17 May 2016.

During this time, three (3) properly made submissions were received.

Submissions

There were three (3) properly made submissions received in relation to the application during the notification period. The matters raised within these submissions are outlined below:

1.	<p>Issue Building Height.</p> <p>Officer's Comment Matters relating to building height have been addressed within the issues section of this report.</p>
2.	<p>Issue Development proposed adjacent to a Heritage listed property and tree.</p> <p>Officer's Comment Assessment against the Heritage Place and Character Precinct Overlay is provided within the report and addresses the submitters' issue.</p>
3.	<p>Issue Interface between adjoining 2 storey residential townhouses.</p> <p>Officer's Comment A significant setback that exceeds the planning scheme provisions is proposed within the design of the building. The applicant has demonstrated that minimal overshadowing will be caused to the western adjoining property and the character of the area along with heritage value is not jeopardised by this proposed development.</p>

4.	<p>Issue The site's close proximity to the Toondah Harbour Priority Development Area is not a valid argument for the proposed height and the PDA is not yet approved.</p> <p>Officer's Comment Although not located within the Toondah Harbour PDA, the assessment of the site was considered by the impact of potential surrounding development within the locality. The Toondah Harbour PDA was declared on 21 June 2013. On 29 May 2014 the Toondah Harbour PDA Development Scheme was approved by the State government. This scheme provides development opportunities and streamlined assessment processes for development of the area and includes mixed use residential, retail and tourism based development. As discussed within this report, the development addresses the interface to the PDA and provides an ideal transition to the outskirts of the PDA.</p>
5.	<p>Issue 3 Eucalypt trees would be removed as part of the development.</p> <p>Officer's Comment An assessment against the SPRP was undertaken. There are no koala habitat trees located on, or adjacent to, the development site. In this instance there are no requirements under the SPRP.</p>

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.

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 proposal is considered to conflict with the Redlands Planning Scheme in relation to building height but there are considered to be sufficient grounds to justify the proposal despite the conflict. It is therefore recommended that a Development Permit be issued subject to conditions. Councillors may, however, take an alternative view that sufficient grounds have not been established to justify an approval. In those circumstances a refusal could be given.

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/ COUNCIL RESOLUTION

Moved by: Cr P Mitchell

Seconded by: Cr P Gollè

That Council resolves that a Development Permit Approval be issued for the Material Change of Use application for an Apartment Building on land described as Lot 2 on SP219556 and situated at 45-47 North 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.			
Approved Plans and Documents			
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	Plan/Doc. Date
Title Sheet	A-SK-000/J	The Buchan Group	01/02/2017
Site Plan	A-SK-001/L	The Buchan Group	01/02/2017
Lower Basement Floor Plan	A-SK-002/N	The Buchan Group	01/02/2017
Upper basement Plan	A-SK-003/K	The Buchan Group	01/02/2017
Ground Floor Plan	A-SK-004/A	The Buchan Group	13/02/2017
Level 1-3 Floor Plan	A-SK-006/I	The Buchan Group	16/01/2017
Level 4 Floor Plan	A-SK-009/E	The Buchan Group	16/01/2017
Perspective North St - NE Corner	A-SK-010/A	The Buchan Group	16/01/2017
Perspective Shore St East - SE Corner	A-SK-011/D	The Buchan Group	16/01/2017
Perspective North St with arbour	A-SK-012/H	The Buchan Group	16/01/2017
North Street Streetscape View	A-SK-013/C	The Buchan Group	16/01/2017
Perspective Shore St East - SW Corner	A-SK-014/E	The Buchan Group	16/01/2017
Perspective North St - NW Corner	A-SK-015/C	The Buchan Group	16/01/2017

Balcony Vignette	A-SK-016/C	The Buchan Group	16/01/2017
North Elevation	A-SK-200/G	The Buchan Group	16/01/2017
East Elevation	A-SK-201/F	The Buchan Group	16/01/2017
South Elevation	A-SK-202/F	The Buchan Group	16/01/2017
West Elevation	A-SK-203/H	The Buchan Group	16/01/2017
Section 1	A-SK-300/F	The Buchan Group	16/01/2017
Section Long	A-SK-302/A	The Buchan Group	16/01/2017
Concept Bulk Earthworks Layout Plan	B16018- CSK01/A	Lambert & Rehbein	Mar 2016
Conceptual Services Layout Plan – Sewer & Water	B16018- CSK02/B	Lambert & Rehbein	Mar 2016
Conceptual Services Layout Plan – Stormwater	B16018- CSK03/A	Lambert & Rehbein	Mar 2016
Stormwater Details	B16018- CSK04/A	Lambert & Rehbein	Mar 2016
Stormwater Catchment Plan	B16018- CSK05/A	Lambert & Rehbein	Mar 2016
Landscape Concept Plan Apartments (As Amended in Red)	Dwg: 3328. 01- 05 Issue A	Verge Urban Landscape Architecture	15/10/2015
Arborist Report	PMJ08408	Arbor Operations	9/09/2015
Macroplan Dimasi - Unit Development 45-47 North Street Cleveland – Noise Impact Assessment	70Q-15-0351- TRP-519565-1	Vipac Engineers & Scientists	29/08/2016

Table 1: Approved Plans and Documents

<u>Land Dedication and Design</u>		
3.	Demolish or relocate/remove all existing structures on site in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to the use commencing.
4.	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.
5.	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 level to demonstrate that the building complies with the approved plans at that stage; and 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.	At the building stages specified in the condition.
<u>Access, Roadworks and Parking</u>		
6.	Provide 89 car parks in accordance with approved plans A-SK-001/J - “Site Plan”, A-SK-002/L – “Basement Floor Plan” and A-SK-003/I – “Upper Basement Plan”. The total number of car parks must include: • 1 disability parking spaces for visitors (ground level) • 2 disability parking spaces for residents/owner (basement and upper basement levels)	Prior to the use commencing and ongoing.

<ul style="list-style-type: none"> • 76 resident/owner parking spaces (basement and upper basement levels) • 9 visitor parking spaces (ground level) • 1 car wash bay (basement level) <p>Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.</p>	
<p>7. Submit to Council for approval, engineering plans and details showing the following frontage works are in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval:</p> <ol style="list-style-type: none"> a) Topsoiling and turfing of all disturbed footpath areas b) Reinstatement of concrete kerb and channel where required c) Entry treatment/access to the site d) Adjustment and relocations necessary to public utility services resulting from these works e) A minimum 6.0m wide permanent vehicular crossover to the North Street frontage of the site f) A minimum 7.5m wide permanent vehicular crossover to the Shore Street East frontage of the site. 	As part of request for compliance assessment.

Compliance Assessment

8. Submit to Council, and receive approval for, Compliance Assessment for the documents and works referred to in Table 2:	Prior to site works commencing.
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Document or Works Item	Compliance Assessor	Assessment Criteria
Landscape Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 8 – Landscape Code • Redlands Planning Scheme Part 9 Schedule 9 – Street Trees • Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping • Redlands Planning Scheme Part 11 Policy 16 – Safer by Design • Redlands Planning Scheme Part 11 Policy 17 – Streetscape Design Manuals.
Amended Arborist report	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 11 – Landscaping s9.11.6.3 • Australian Standard 4373:2007 – Pruning of Amenity Trees • Australian Standard 4970:2009 – Protection of Trees of Development Sites • Arborist Report PMJ08408 prepared by Arbor Operations and dated 9 September 2015. •
Stormwater assessment	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General

		<p>Conditions and Chapter 6 – Stormwater Management</p> <ul style="list-style-type: none"> • Redlands Planning Scheme Part 9 Schedule 11 – Water Quality Objectives • Water Sensitive Urban Design Technical Guidelines for South East Queensland • State Planning Policy December 2013 • Queensland Urban Drainage Manual • Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage.
Water and Wastewater Supply and Reticulation	Redland City Council	<ul style="list-style-type: none"> • SEQ Water Supply and Sewerage Design and Construction Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 7 – Water Reticulation and Chapter 8 – Sewerage Reticulation.
Waste Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 16 – Waste Management.
Pre-construction building certification	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 5 – Environmental Emissions.
Access and Parking Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 – Access and Parking • Australian Standard 2890.1:2004 – Parking Facilities – Off-street car parking • Australian/New Zealand Standard 2890.6:2009 – Parking Facilities – Off-street parking for people with disabilities.
Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control • Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code

		<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 12 – Excavation and Fill and Chapter 13 – Development Near Underground Infrastructure • Australian Standard 2870:2011 – Residential Slabs and Footings • Australian Standard 4678:2002 – Earth-retaining Structures • Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.
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	<ul style="list-style-type: none"> • 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 9 – Electrical Reticulation and Street Lighting.

Table 2: Compliance Assessment

Stormwater Management		
9.	<p>Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> • A lawful point of discharge to a stormwater manhole 2/1 (Asset No. 173068) on Shore Street according to the Stormwater Management Plan prepared by Lambert & Rehbein, REF.: B16018CR002. 	Prior to the use commencing and ongoing.
10.	<p>Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	Prior to the use commencing and ongoing.
11.	<p>Submit to Council, and receive Compliance Assessment approval for, a stormwater assessment that addresses both quality and quantity in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval and the Stormwater Management Plan prepared by Lambert & Rehbein, REF.: B16018CR002. Include the following:</p> <ul style="list-style-type: none"> • Detailed design of the internal network, including calculation table, longitudinal section and typical details. • Detailed design of the detention system, bio-retention systems, section, plants details and density. 	As part of request for compliance assessment.

<u>Infrastructure and Utility Services</u>	
12. 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.
13. 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.
14. Design and construct the following works required by the development in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval: <ul style="list-style-type: none"> • Diversion of the existing 150mm diameter sewer AC according to the concept design prepared by Lambert & Rehbein drawing Ref.: B16018-CSK02, Rev B subject to the following: <ul style="list-style-type: none"> - Provide a new epoxy-coated manhole downstream of existing MH1/11. Provision to fit an odour control unit at this manhole needs to be made in consultation with the Water & Waste Operation Group. - Locate the new property connection to the Grandview Hotel downstream of the new manhole. - Provide an epoxy-coated to the existing MH1/11. - Provide the last manhole epoxy-coated on the existing sewer, just upstream of the existing MHB81/8 with a drop. - Provide DIEL type pipe under the proposed access from Shore Street East. - Design the slab over the pipe to not transfer any loads to the line and the surroundings. • Relocate the existing fire hydrant in shore Street East near the western boundary of the site 7.0m back to the proposed driveway location. • An onsite hydrant, connected to the 150mm diameter water main in North Street in accordance with the typical Fire Service Schematic with Detector Check Valve to comply with the minimum standard of design and performance in AS2419.1 or as recommended in the capacity study; construct a 100mm diameter water main, approx. 144m long, to join the two existing dead ends mains in Shore Street East. 	As part of request for compliance assessment.
15. Design and construct retaining walls over the sewer line in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. The design must provide bridging supported by bored piers that are installed at least 1.0m from the sewer line and extended 300mm below pipe's zone of influence.	As part of request for compliance assessment.
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. Install a centralised screened refuse storage area for collection on site, as indicated on the approved plan(s) of development, for the storage of a minimum of two (2) bulk bins minimum of 2.0m ³ for waste and two (2) bulk bins minimum of 2.0m ³ for recycle or equivalent volume in accordance with the Redlands Planning Scheme Policy 9 Chapter 16 – Waste Management.	Prior to the use commencing and ongoing.
18. Provide chutes, recycling containers and hoppers for the transport of waste from each residential floor level to the internal waste and recycling storage room in accordance with the Redlands Planning Scheme Policy 9 Chapter 16 – Waste Management.	Prior to the use commencing and ongoing.
19. Provide maximum surface gradient of 1:20 (5%) for bulk bins at the servicing point in accordance with the Redlands Planning Scheme Policy 9 Chapter 16 – Waste Management.	Prior to the use commencing and ongoing.
<u>Landscape Works & Koala Habitat</u>	
20. 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"> • Designs that are generally in accordance with the approved landscape concept plans. • A maintenance plan for the entire landscaping component of the development. • Details of lighting to communal open space, driveways, public car parks and footpaths within the site. • A tree management plan prepared in accordance with Section 9.11.6.3 of the Redlands Planning Scheme Policy 9. • A plan showing tree protection zones (TPZs) around existing trees identified for retention on the approved plans. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites. • A 1.5 metre planted area along the length of the Shore Street East frontage, including 2 Koala Habitat trees along the eastern part of the Shore Street East frontage. 	As part of request for compliance assessment.
21. Manage and protect the Banyan Fig and the Weeping Fig on the road verge as outlined in the amended Arborist Report prepared by Arbor Operations dated 9 September 2015, reference, Version 2 PMJ08408. All tree protection measures outlined in the document must be undertaken and managed by a Level 5 qualified Arborist. Tree protection fencing must be installed prior to any development works commencing and must remain in place until the development is completed.	Prior to works commencing and on-going.
22. Submit to Council and receive approval for an amended arborist report in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. The amended report must be prepared by a minimum Level 5 qualified arborist and include the following: <ul style="list-style-type: none"> • Detail tree protection measures and establish fenced tree protection zones (TPZs) for the three existing eucalypt trees located within the road reserve embankment adjacent to the south-east corner of the site. 	As part of request for compliance assessment.

<ul style="list-style-type: none"> • Outline the probable extent of the above three road reserve trees' root zones and root depths relative to the final designed lateral extent and depth of excavation for the basement. • Identify the likely impact on the future health of these trees from soil disturbance and any altered groundwater changes resulting from excavation works. • Detail procedures for removal of adjacent trees within the site boundary to avoid damage to the trees located within the road reserve. 	
<u>Acid Sulphate Soils</u>	
<p>23. Examine soil excavated from levels below 5m AHD for indications of actual or potential acid sulfate soil and for acidic non-acid sulfate soil or groundwater. Include initial field screening down to the depth of maximum excavation. Conduct further investigation (and treatment if required) under the Guideline for SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soils 2.0 if the results of initial field screening are positive or ambiguous.</p>	As part of request for compliance assessment.
<u>Acoustic Requirements</u>	
<p>24. Incorporate acoustic attenuation into the development as specified in section 4 & 5 of Macroplan Dimasi - Unit Development 45-47 North Street Cleveland – Noise Impact Assessment, reference: 70Q-15-0351-TRP-519565-1, dated 29 August 2016.</p>	Prior to the use commencing and ongoing.
<p>25. Submit the building and construction plans for the noise affected units 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.</p>	As part of the request for Compliance Assessment.
<p>26. Conduct rubbish collection between 7.00am to 10.00pm as specified in Macroplan Dimasi - Unit Development 45-47 North Street Cleveland – Noise Impact Assessment, reference: 70Q-15-0351-TRP-519565-1, dated 29 August 2016.</p>	Ongoing.
<u>Water Pollution Requirements</u>	
<p>27. 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. • Minimise water usage. 	Prior to the use commencing.
<p>28. Submit detailed plans of all basement drainage to council as part of the application for compliance assessment. The basement car park must be drained to sewer via an approved interceptor and must not discharge to stormwater drains.</p>	As part of the 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.
- Building works – demolition:
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development.

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.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.
Further information can be obtained from Redland Water on 07 3829 8999.
- **Coastal Processes and Sea Level Rise**
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Hours of Construction**
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
- **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 Aboriginal and Torres Strait Islander Partnerships.

- **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.

- **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.

CARRIED 8/3

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Talty, Gleeson, and Williams voted FOR the motion.

Crs Elliott, Huges and Bishop voted AGAINST the motion.

Attachment 1 – Aerial Map



Attachment 2 Locality Map



Attachment 3 Zone Map and surrounding development



RESIDENTIAL DEVELOPMENT DA SUBMISSION

45-47 NORTH ST, CLEVELAND, QLD



LOCATION PLAN

SITE

RPD: LOT 2 on SP 219556

SITE AREA:	3998m ²
BUILDING HEIGHT:	5 STOREYS
NO. OF UNITS:	33
RESIDENT CARPARKS :	66
VISITOR CARPARKS :	11
SITE COVER:	38%

AREA CALCULATIONS

DESCRIPTION	m ²	TOTALS
BASEMENT	1832	
UPPER BASEMENT	1812	
TOTAL		3644m²
GROUND (GFA)	1133	
LEVEL 1 (GFA)	1157	
LEVEL 2 (GFA)	1157	
LEVEL 3 (GFA)	1157	
LEVEL 4 (GFA)	875	
TOTAL		5479m²
GRAND TOTAL		9123m²

DRAWING LIST

SK - 000	TITLE SHEET	DA	K	13.02.17
SK - 001	SITE PLAN	DA	L	01.02.17
SK - 002	LOWER BASEMENT FLOOR PLAN	DA	N	01.02.17
SK - 003	UPPER BASEMENT PLAN	DA	K	01.02.17
SK - 004	GROUND FLOOR PLAN	DA	A	13.02.17
SK - 006	TYPICAL FLOOR PLAN	DA	I	01.02.17
SK - 009	LEVEL 4 FLOOR PLAN	DA	E	01.02.17
SK - 010	PERSPECTIVE VIEW FROM NORTH ST - N/E	DA	A	16.01.17
SK - 011	PERSPECTIVE VIEW FROM SHORE ST EAST - S/E	DA	D	16.01.17
SK - 012	PERSPECTIVE VIEW - NORTH ST WITH ARBOUR	DA	H	16.01.17
SK - 013	NORTH ST STREETSCAPE VIEW	DA	C	16.01.17
SK - 014	PERSPECTIVE VIEW FROM SHORE ST EAST - S/W	DA	E	16.01.17
SK - 015	PERSPECTIVE VIEW FROM NORTH ST - N/W	DA	C	16.01.17
SK - 016	BALCONY VIGNETTE	DA	C	16.01.17
SK - 200	NORTH ELEVATIONS	DA	G	16.01.17
SK - 201	EAST ELEVATION	DA	F	16.01.17
SK - 202	SOUTH ELEVATION	DA	F	16.01.17
SK - 203	WEST ELEVATION	DA	H	16.01.17
SK - 300	SECTION	DA	F	16.01.17
SK - 302	SECTION LONG	DA	A	16.01.17



CONTEXT PLAN

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issue	date	revision	ints	auth
K	13.02.17	SK-004 INCLUDED IN SET	KT	GH
J	01.02.17	NOTES AMENDED	KT	GH
I	16.01.17	REVISED DA	KT	GH
H	04.04.16	ISSUE FOR RH	KT	GH
G	15.10.15	DA ISSUE TO RCC	KT	GH
F	02.10.15	GENERAL REVISIONS	KT	GH
E	20.09.15	UNIT LAYOUT REVISED	KT	GH
D	17.09.15	GENERAL REVISIONS	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

TITLE SHEET

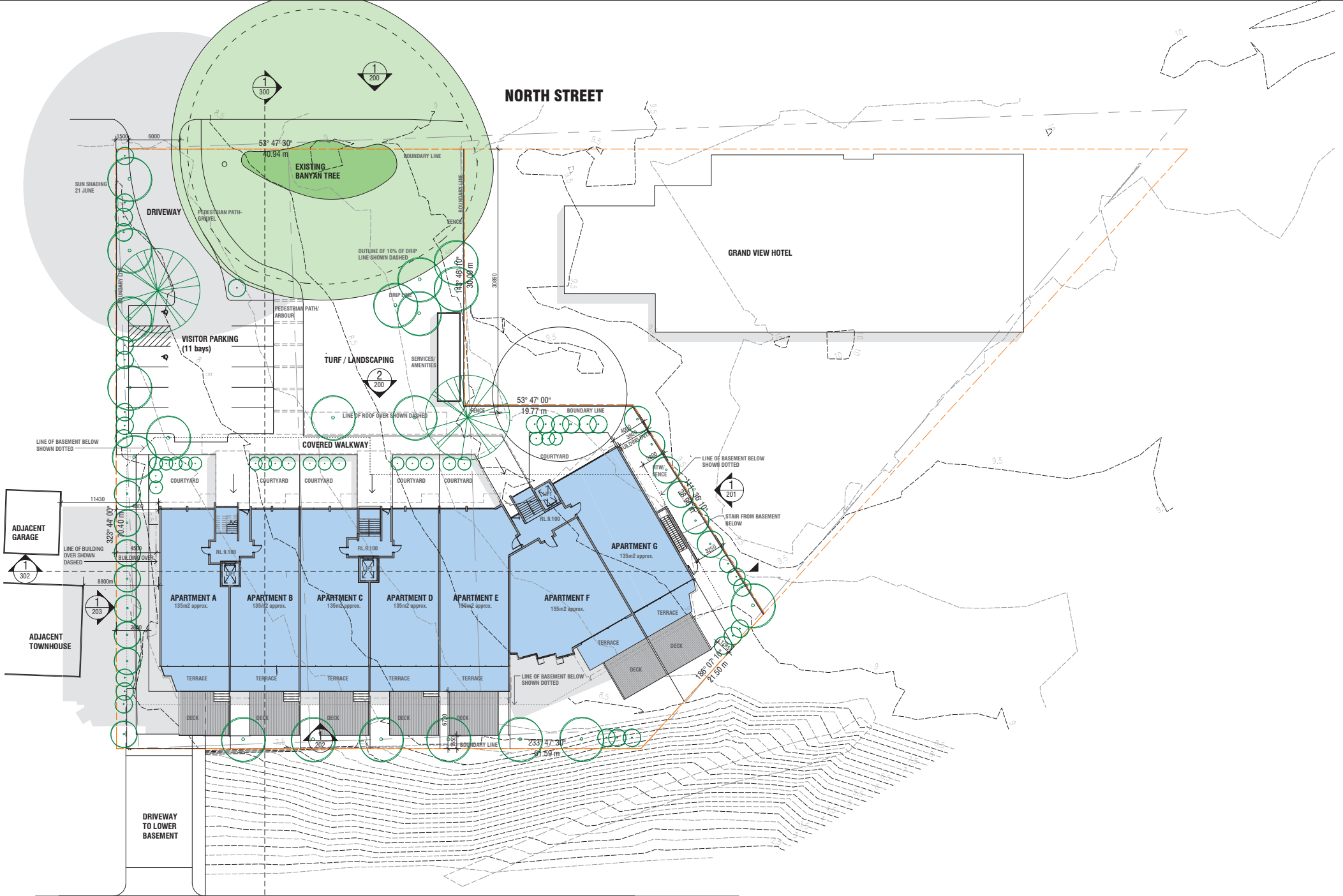
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A-SK-000	K

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THE BUCHAN GROUP

NORTH STREET



SHORE STREET EAST

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Issue	Date	Revision	Author
L	01.02.17	NOTES AMENDED	KT GH
K	16.01.17	REVISED DA	KT GH
J	15.10.15	DA ISSUE TO REC	KT GH
I	02.10.15	GENERAL REVISIONS	KT GH
H	17.09.15	GENERAL REVISIONS	KT GH
G	10.09.15	NOTES ADDED	KT GH
F	08.09.15	PARK CARPARKING ADDED	KT GH
E	31.08.15	REFUSE ADDED	KT GH

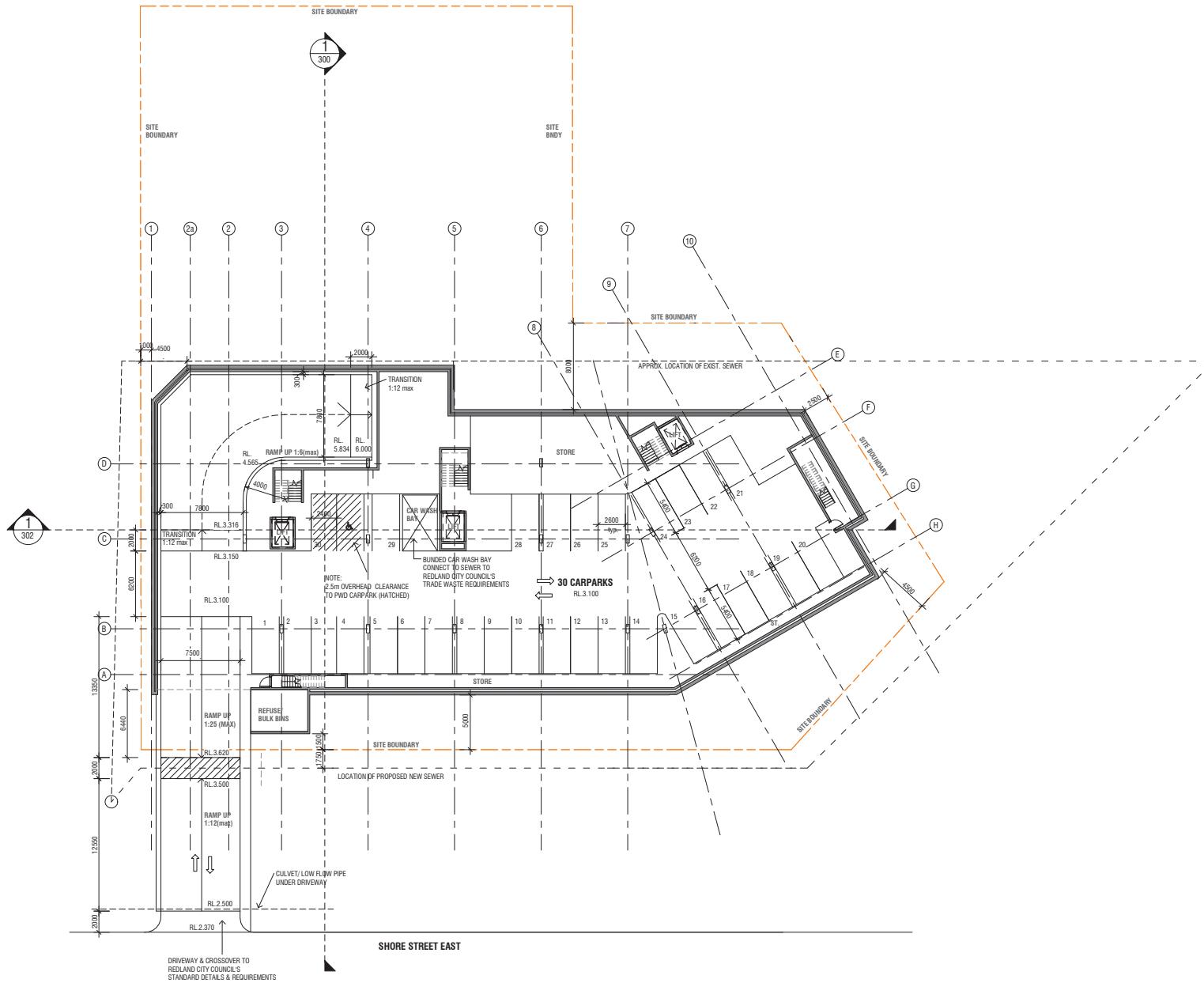
RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

SITE PLAN

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created TBC	plotted	

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LOWER BASEMENT PLAN
1:200

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Issue	Date	Revision	Author	Checked
N	01.02.17	NOTES AMENDED	KT	GH
M	16.01.17	REVISED DA	KT	GH
L	04.04.16	ISSUE FOR RH	KT	GH
K	03.02.16	ISSUE FOR COORDINATION	KT	GH
J	16.02.16	BASEMENT RAMP REVISED	KT	GH
I	15.10.15	DA ISSUE TO RCC	KT	GH
H	02.10.15	GENERAL REVISIONS	KT	GH
G	14.06.15	NOTES ADDED	KT	GH

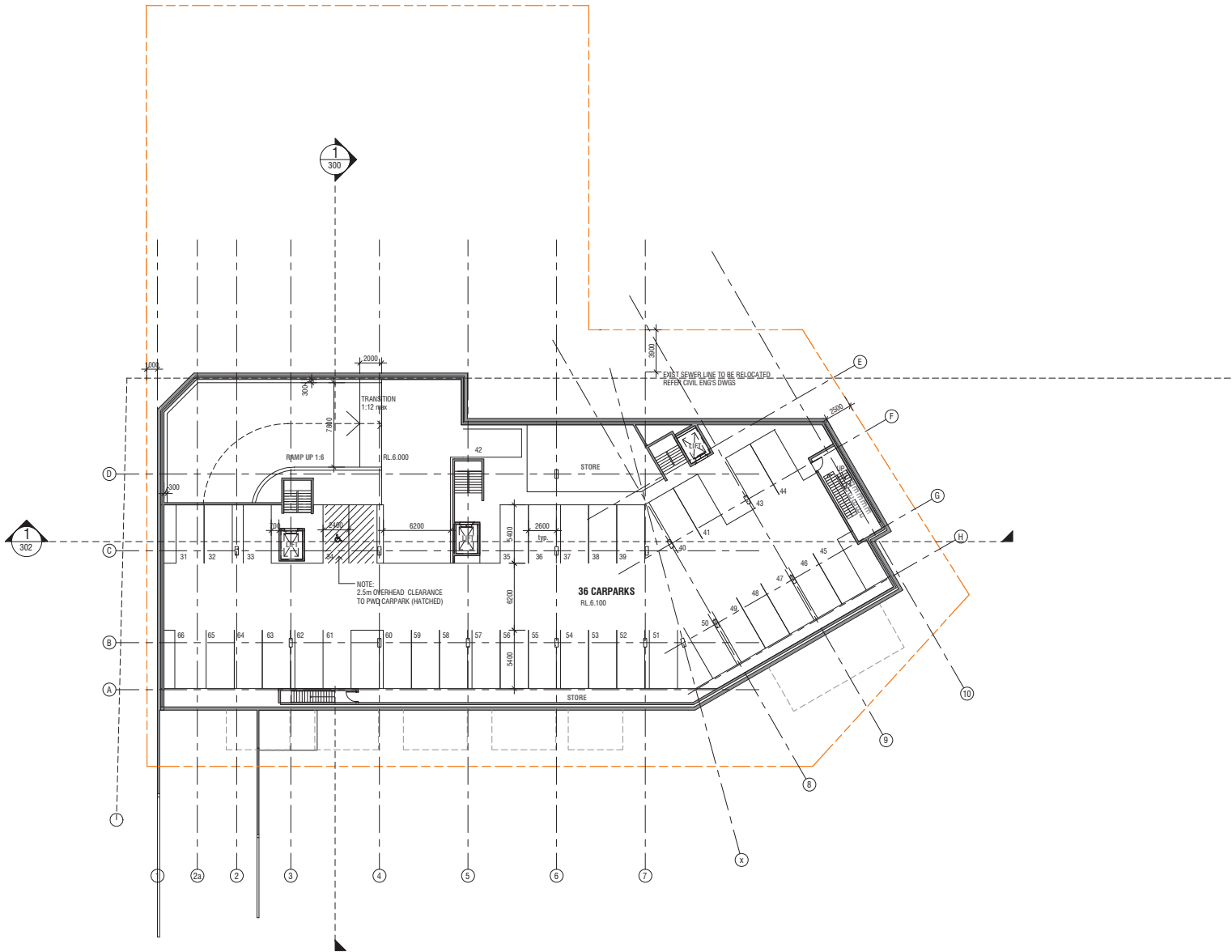
RESIDENTIAL DEVELOPMENT CLEVELAND
45-47 NORTH STREET, CLEVELAND

LOWER BASEMENT FLOOR PLAN

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scale 1:200 @A1	
created 11/8/15	
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UPPER BASEMENT PLAN
1:200

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K	01.02.17	NOTES AMENDED	KT	GH
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I	16.02.16	BASEMENT RAMP REVISED	KT	GH
H	15.02.16	DA ISSUE TO REC.	KT	GH
G	02.10.15	GENERAL REVISIONS	KT	GH
F	14.09.15	NOTES ADDED	KT	GH
E	10.09.15	NOTES ADDED	KT	GH
D	09.09.15	PWD CARPARKING ADDED	KT	GH

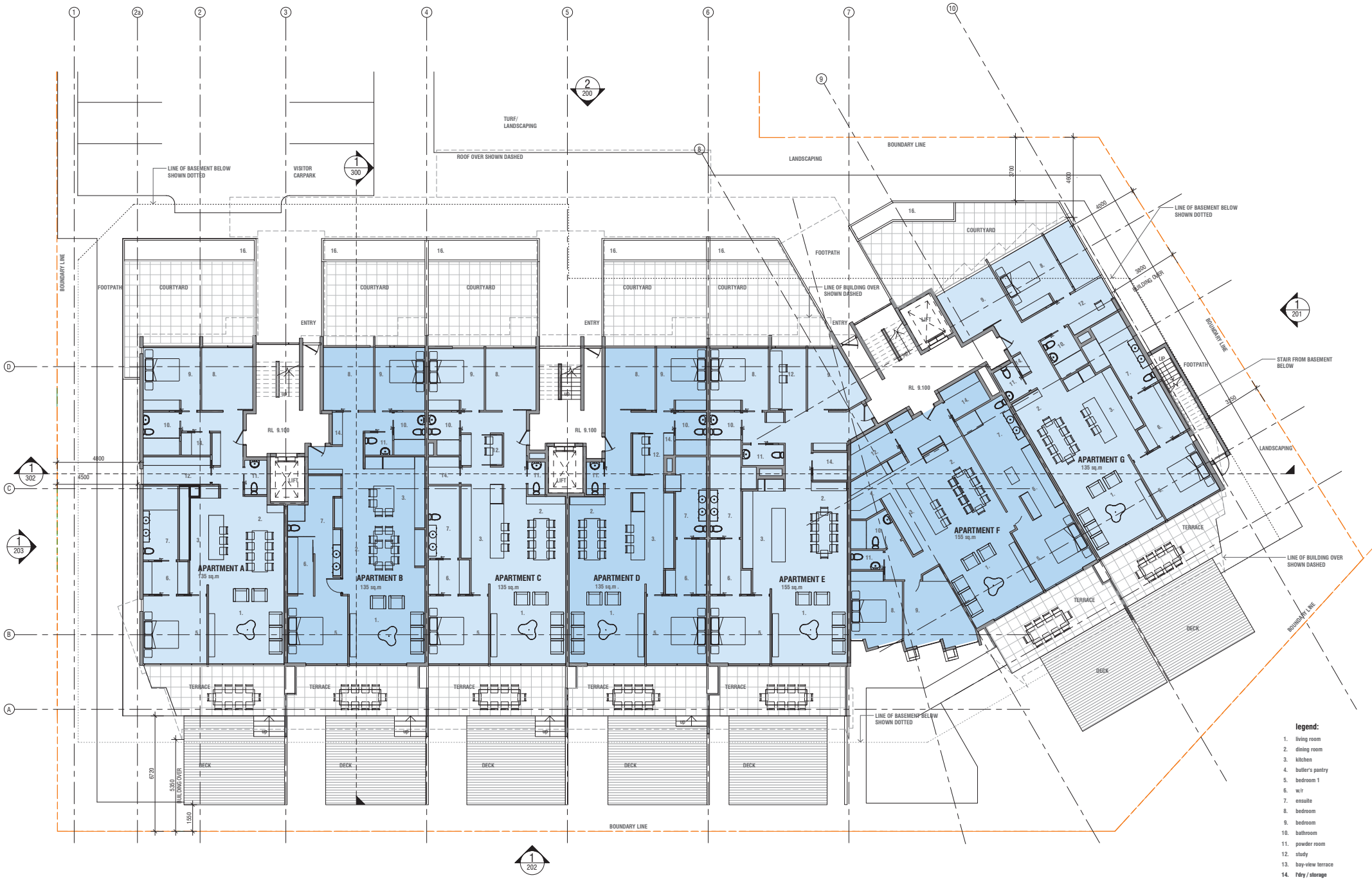
RESIDENTIAL DEVELOPMENT CLEVELAND
45-47 NORTH STREET, CLEVELAND

UPPER BASEMENT PLAN

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created	11/8/15
plotted	
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dwg no	A-SK-003	issue	K
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Legend:

- 1. living room
- 2. dining room
- 3. kitchen
- 4. butler's pantry
- 5. bedroom 1
- 6. w/r
- 7. ensuite
- 8. bedroom
- 9. bedroom
- 10. bathroom
- 11. powder room
- 12. study
- 13. bay-view terrace
- 14. Pdry / storage
- 15. balcony
- 16. planter

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Issue	Date	Revision	KT	GH
A	13.02.17	SK-004 INCLUDED IN SET		

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 45-47 NORTH STREET, CLEVELAND

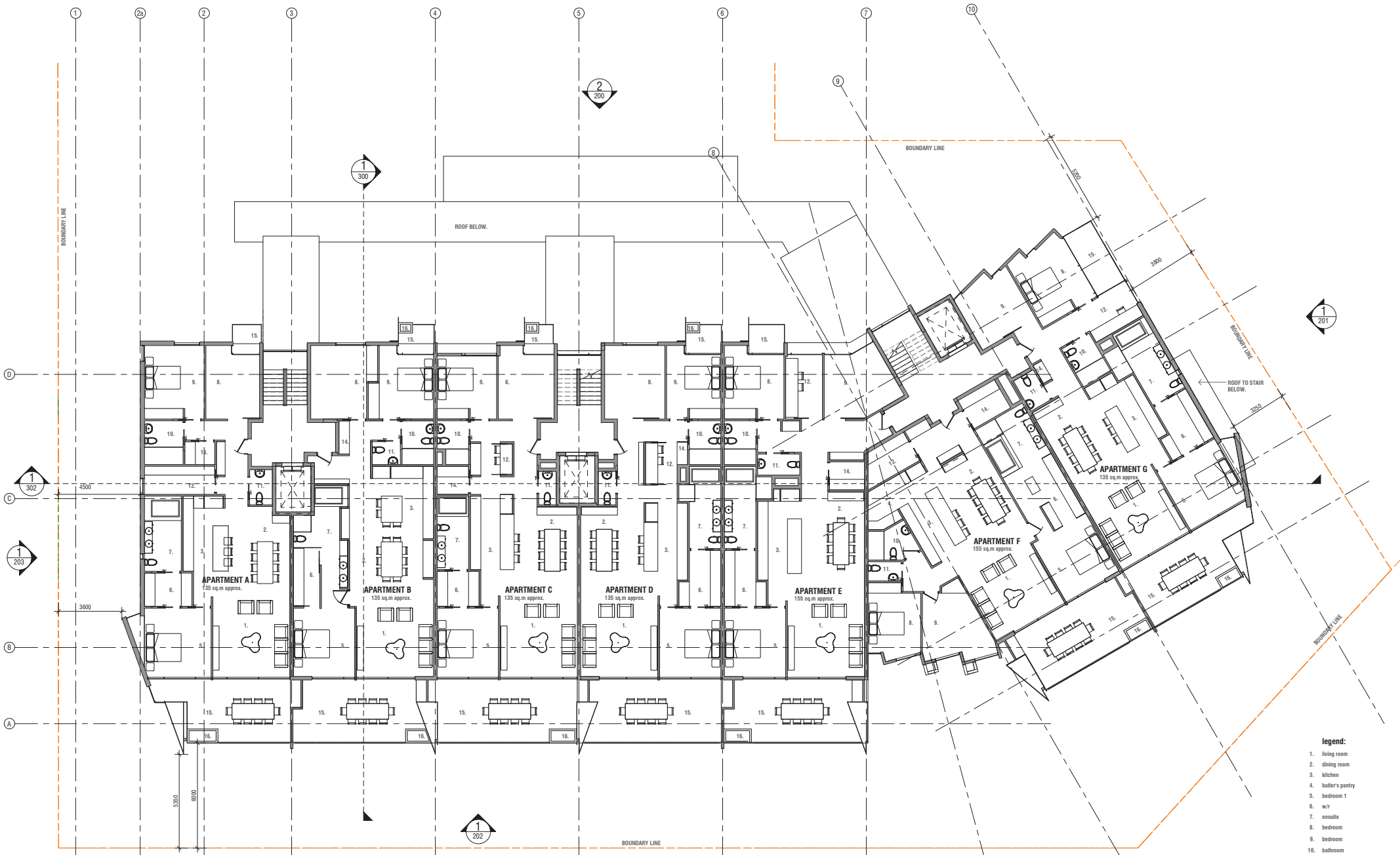
GROUND FLOOR PLAN

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created	08/10/15
plotted	
file	

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KT	A-SK-004	A

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TYPICAL FLOOR PLAN: LEVELS 1-3
1:100

- legend:**
1. living room
 2. dining room
 3. kitchen
 4. butler's pantry
 5. bedroom 1
 6. w/r
 7. ensuite
 8. bedroom
 9. bedroom
 10. bathroom
 11. powder room
 12. study
 13. bay-view terrace
 14. fdr / storage
 15. balcony
 16. planter

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G	02.10.15	GENERAL REVISIONS	KT	GH
F	17.08.15	GENERAL REVISIONS	KT	GH
E	14.09.15	NOTES ADDED	KT	GH
D	10.09.15	NOTES ADDED	KT	GH
C	28.08.15	DA ISSUE	KT	GH
B	20.08.15	FOR INFORMATION	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

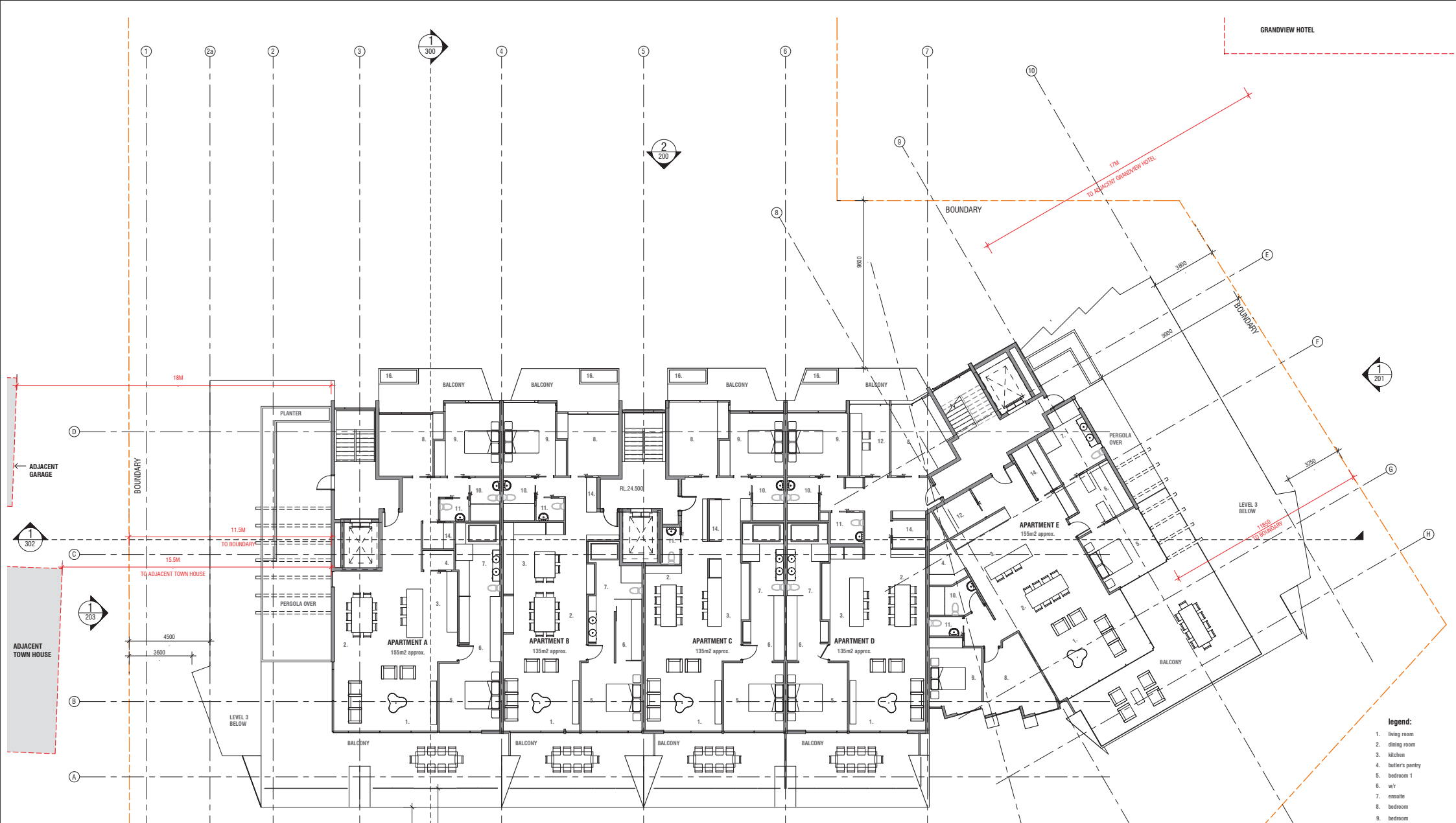
TYPICAL FLOOR PLAN
LEVELS 1-3

purpose	DA
proj no	704135
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created	10/09/15
plotted	
file	

dwn	dwg no	issue
KT	A-SK-006	I

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LEVEL 4 FLOOR PLAN
1:100

Legend:

- 1. living room
- 2. dining room
- 3. kitchen
- 4. butler's pantry
- 5. bedroom 1
- 6. w/r
- 7. ensuite
- 8. bedroom
- 9. bedroom
- 10. bathroom
- 11. powder room
- 12. study
- 13. bay-view terrace
- 14. Pdry / storage
- 15. balcony
- 16. planter

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Issue	Date	Revision	Ints	Auth
E	01.02.17	NOTES AMENDED	KT	GH
D	16.01.17	REVISED DA	KT	GH
C	16.12.16	FLOOR LEVELS REVISED	KT	GH
B	02.10.16	GENERAL REVISIONS	KT	GH
A	30.06.15	UNIT LAYOUT REVISED	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

LEVEL 4 FLOOR PLAN

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proj no	704135
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created	22/09/15
plotted	
file	

dwn	dwg no	issue
KT	A-SK-009	E

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PERSPECTIVE VIEW FROM NORTH ST
NTS

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Issue	Date	Revision	Author	Checked
A	16.01.17	REVISED DA	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

**PERSPECTIVE VIEW FROM
 NORTH ST - N/E CORNER**

purpose	DA
proj no	704135
scale	@A1
created	11/08/15
plotted	
file	

dwg no	A-SK-010	issue	A
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PERSPECTIVE VIEW FROM SHORE ST EAST - BAY SIDE
NTS

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D	16.01.17	REVISED DA	KT	GH
C	30.08.15	UNIT LAYOUT REVISED	KT	GH
B	14.09.15	NOTES ADDED	KT	GH
A	10.09.15	NOTES ADDED	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

**PERSPECTIVE VIEW FROM
 SHORE ST EAST - S/E CORNER**

purpose	DA
proj no	704135
scale	@A1
created	09/11/15
plotted	
file	

own	dwg no	issue
KT	A-SK-011	D
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PERSPECTIVE VIEW FROM NORTH STREET WITH ARBOURNTS

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F	17.09.15	GENERAL REVISIONS	KT	GH
E	14.08.15	NOTES ADDED	KT	GH
D	10.09.15	NOTES ADDED	KT	GH
C	28.08.15	DA ISSUE	KT	GH
B	23.08.15	FOR INFORMATION	KT	GH
A	17.08.15	FOR INFORMATION	KT	GH

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PERSPECTIVE VIEW - NORTH ST WITH ARBOUR

purpose	DA
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scale	@A1
created	10/08/15
plotted	
file	X:\704135\REVT

dwg no	A-SK-012	issue	H
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NORTH ST STREETScape WITH BANYAN TREE
NTS



PERSPECTIVE VIEW FROM SHORE ST EAST - S/W CORNER
NTS

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E	16.01.17	REVISED DA	KT	GH
D	30.09.15	UNIT LAYOUT REVISED	KT	GH
C	17.09.15	GENERAL REVISIONS	KT	GH
B	14.09.15	NOTES ADDED	KT	GH
A	10.09.15	NOTES ADDED	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

**PERSPECTIVE VIEW FROM
 SHORE ST EAST - S/W CORNER**

purpose	DA
proj no	704135
scale	@A1
created	08/11/15
plotted	
file	

dwn	dwg no	issue
KT	A-SK-014	E
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PERSPECTIVE VIEW FROM NORTH STREET - N/W CORNER

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C	16.01.17	REVISED DA	KT	GH
B	15.06.16	DA ISSUE TO MCC	KT	GH
A	14.06.15	NOTES ADDED	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

**PERSPECTIVE VIEW FROM
 NORTH ST - N/W CORNER**

purpose	DA
proj no	704135
scale	@A1
created	14/09/15
plotted	
file	

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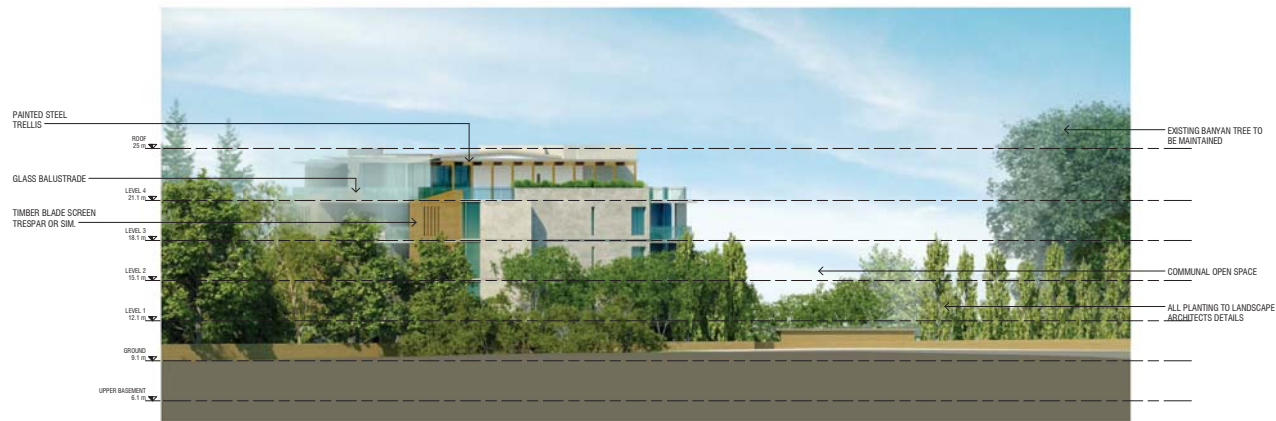
BALCONY VIGNETTE
NTS



NORTH ELEVATION WITH BANYAN TREE TO NORTH STREET
1:200



NORTH ELEVATION
1:200



PAINTED STEEL
TRELLIS

GLASS BALUSTRADE

TIMBER BLADE SCREEN
TRESPAR OR SIM.

ROOF
20.1 m

LEVEL 4
21.1 m

LEVEL 3
18.1 m

LEVEL 2
15.1 m

LEVEL 1
12.1 m

GROUND
0.1 m

UPPER BASEMENT
-0.1 m

EXISTING BANYAN TREE TO
BE MAINTAINED

COMMUNAL OPEN SPACE

ALL PLANTING TO LANDSCAPE
ARCHITECTS DETAILS

EAST ELEVATION
1:200

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D	30.09.15	UNIT LAYOUT REVISED	KT	GH
C	17.09.15	GENERAL REVISIONS	KT	GH
B	14.09.15	NOTES ADDED	KT	GH
A	28.08.15	DA ISSUE	KT	GH

RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

EAST ELEVATION

purpose	DA
proj no	704135
scale	1:200 @A1
created	10/09/15
plotted	
file	

dwn	dwg no	issue
KT	A-SK-201	F
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SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

EXISTING BANYAN TREE TO REMAIN

PEDESTRIAN ARBOUR WITH COMMUNAL OPEN SPACE BEYOND

OUTLINE OF EXISTING TOWNHOUSES IN FOREGROUND SHOWN DASHED

UPPER BASEMENT

LOWER BASEMENT

PAINTED STEEL TRELLIS

RENDER FINISH TO WALLS

GLASS BALUSTRADE

TIMBER BLADE SCREEN TRESPAR OR SIM.

ADJACENT TOWNHOUSES SHOWN IN FOREGROUND TO INDICATE BUILDING CONTEXT

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E	02.10.15	GENERAL REVISIONS	KT	GH
D	30.09.15	UNIT LAYOUT REVISED	KT	GH
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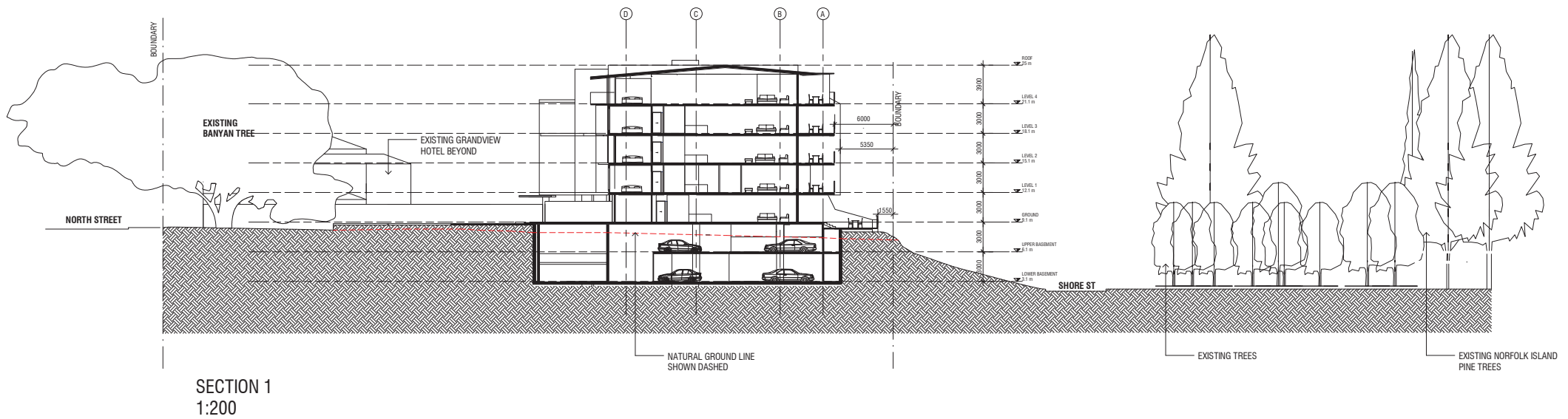
RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

WEST ELEVATION

purpose	DA
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created	09/11/15
plotted	
file	

dwg no	A-SK-203	issue	H
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SECTION 1
1:200

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F	16.01.17	REVISED DA	KT	GH
E	04.04.16	ISSUE FOR RFI	KT	GH
D	16.02.16	BASEMENT RAMP REVISED	KT	GH
C	02.10.15	GENERAL REVISIONS	KT	GH
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A	28.08.15	DA ISSUE	KT	GH

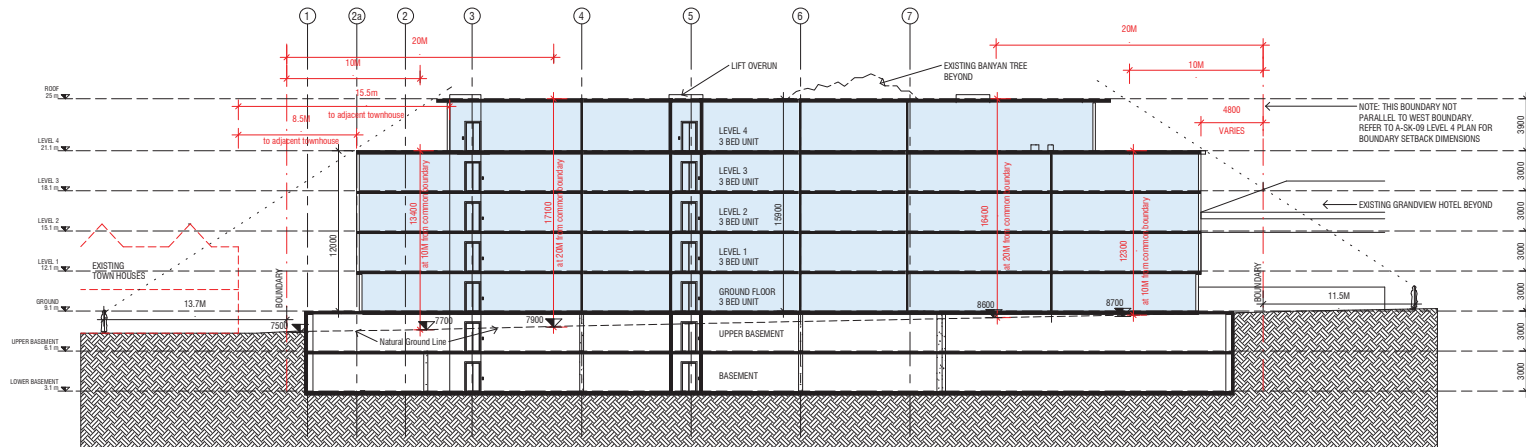
RESIDENTIAL DEVELOPMENT CLEVELAND
 45-47 NORTH STREET, CLEVELAND

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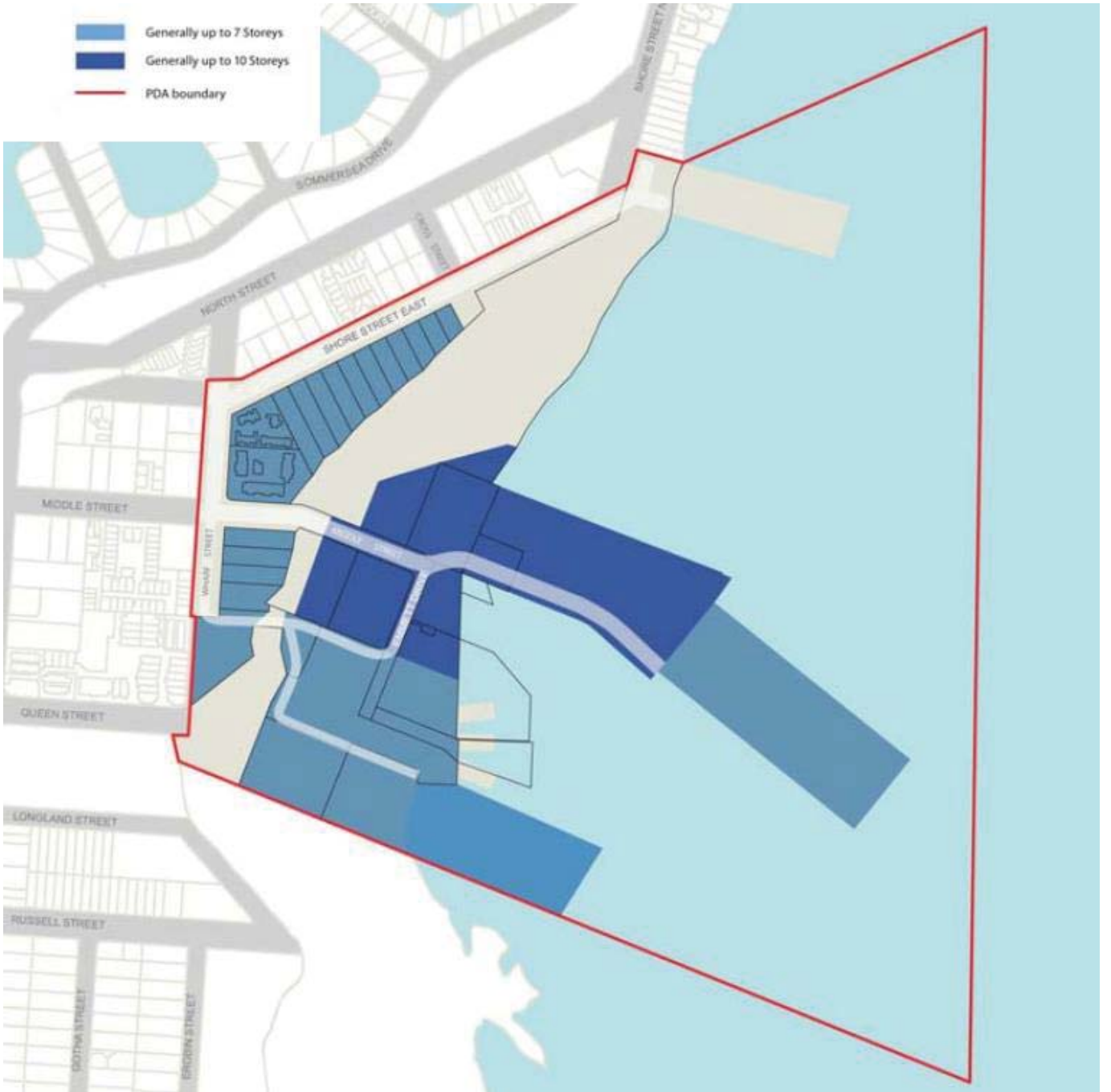
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LONG SECTION
1:200

Attachment 5 Toondah PDA Height Plan



Attachment 6 Perspective View



From North Street (north)



From North Street with arbour



From North Street with Banyan tree



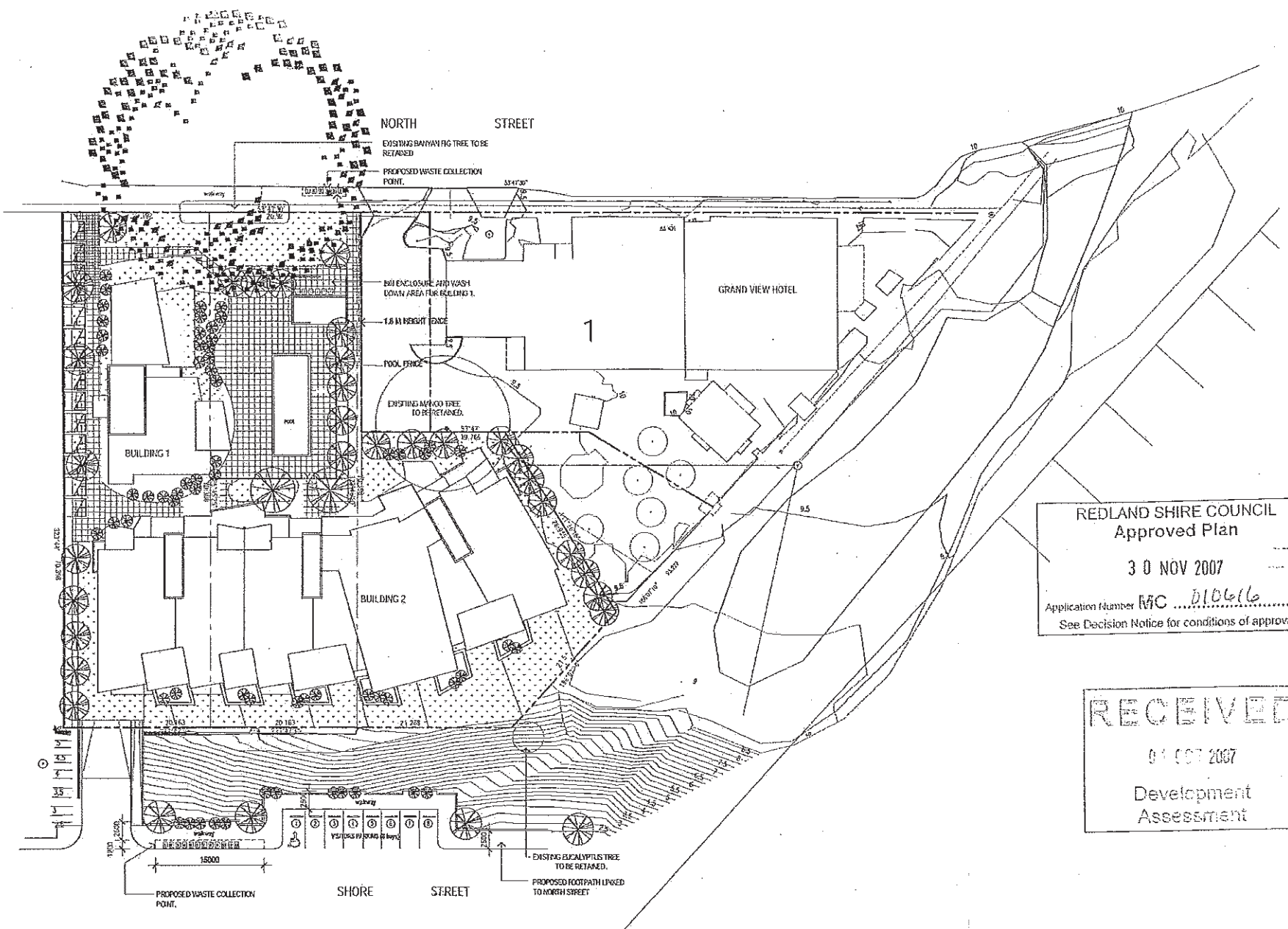
From North street (north-west)



From Shore Street (south-west)



From Shore Street (south)



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 Application Number R/C 010616
 See Decision Notice for conditions of approval

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 110 Macquarie Street Sydney NSW 2000
 110 Macquarie Street Sydney NSW 2000
 110 Macquarie Street Sydney NSW 2000
 110 Macquarie Street Sydney NSW 2000
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C 25/02/07 AM/MDH/11
 29' 82
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 1:1000

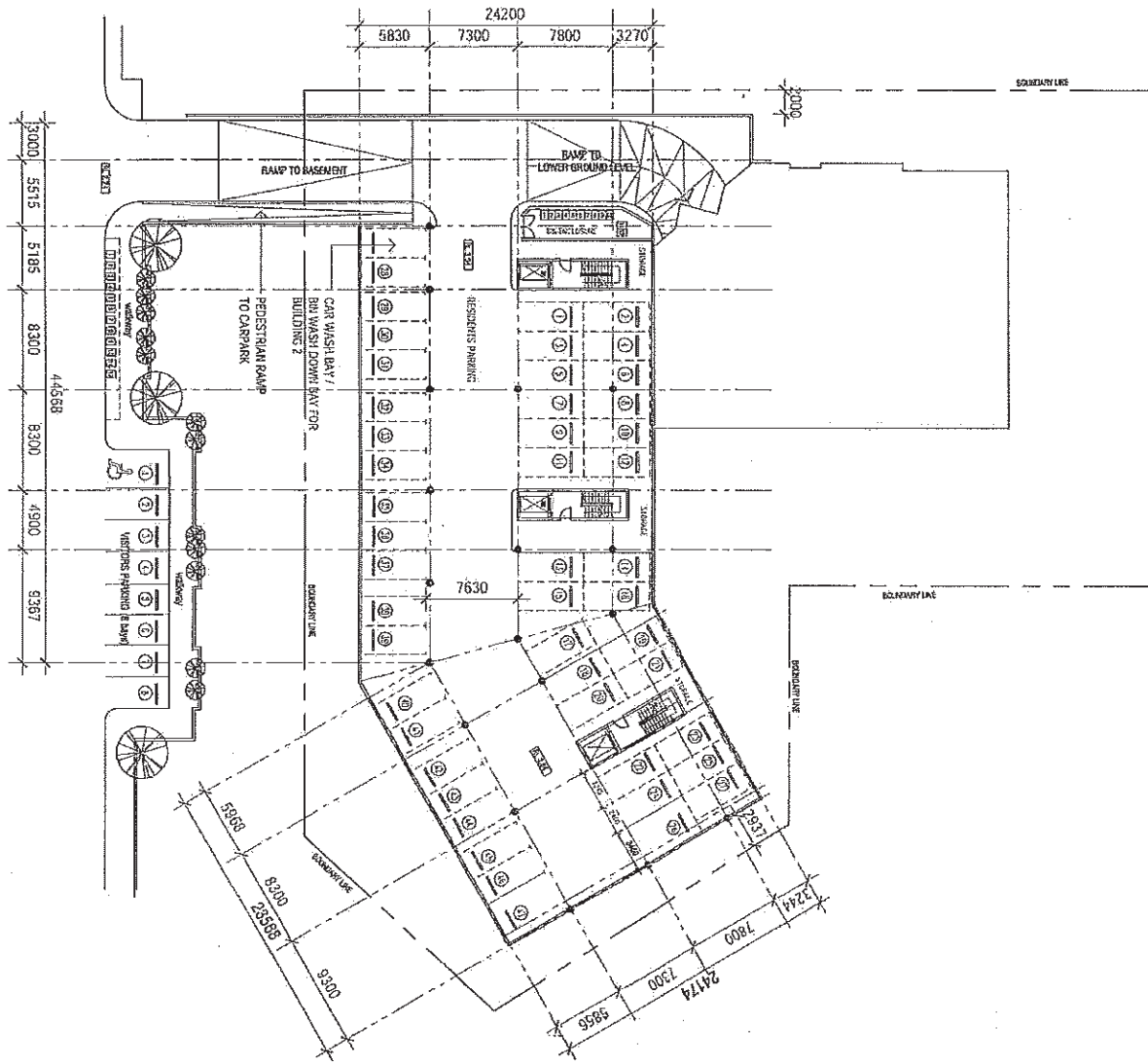
Residential Development Cleveland
 Cleveland

SITE PLAN

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 Project No: 204135
 Date: 17 APR 2007

File: 17/04/07/204135/001/001.dwg
 Date: 17/04/07
 Issue: C
 Project No: SK-001





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 www.shelleybuchanan.com.au
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C 21 0104 1/04/04
 Scale: 1:100
 Date: 01/10/07

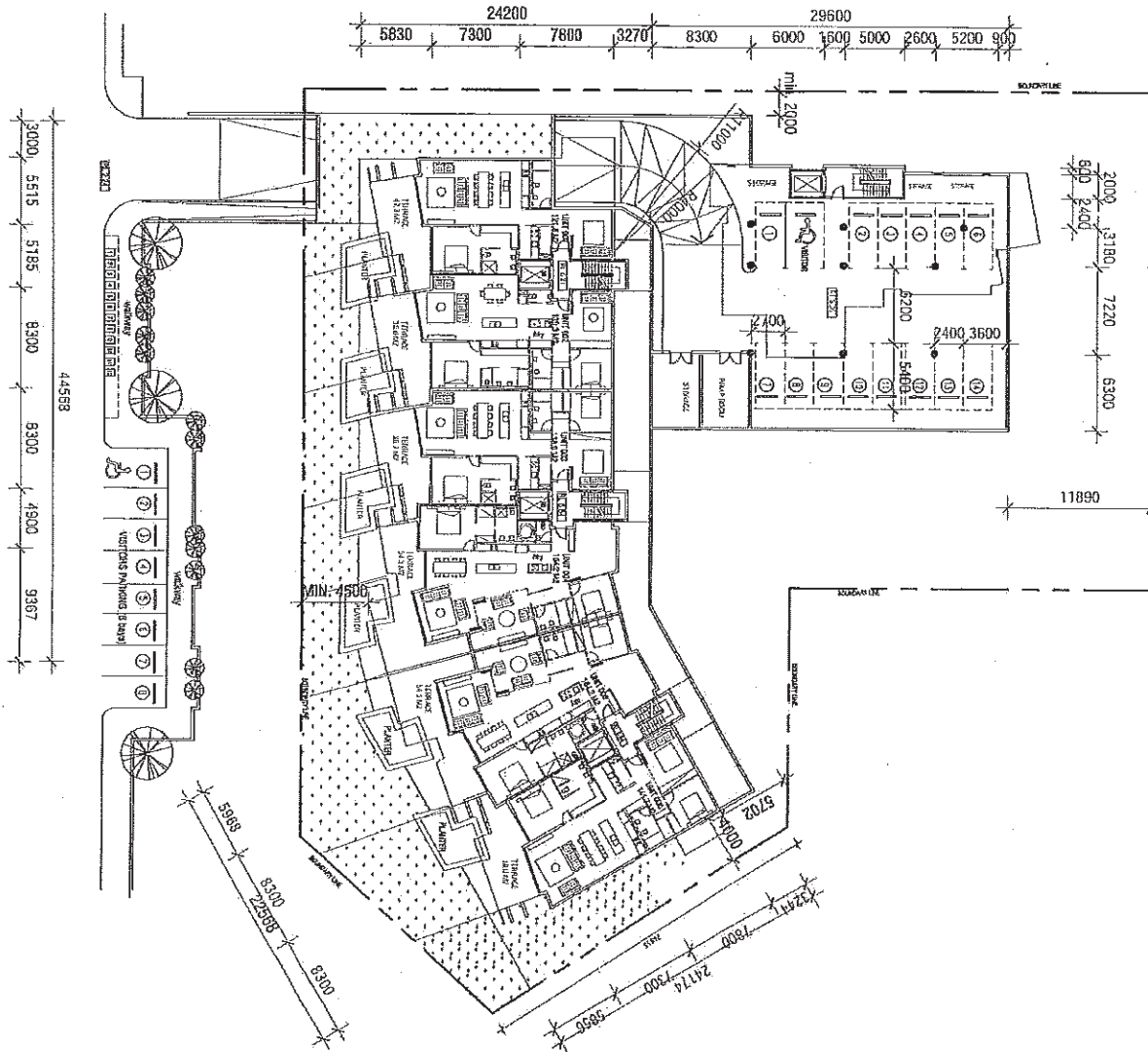
Residential Development Cleveland
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BASEMENT FLOOR PLAN

DEVELOPMENT APPROVAL
 Scale: 1:100
 Project: 75415
 Date: 01 MAY 2007

SK-002
 C





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 12/100-12/1100 Spring Creek Road, Spring Creek QLD 4071
 Fax: 07 5572 8222
 www.melaniebuchanan.com.au

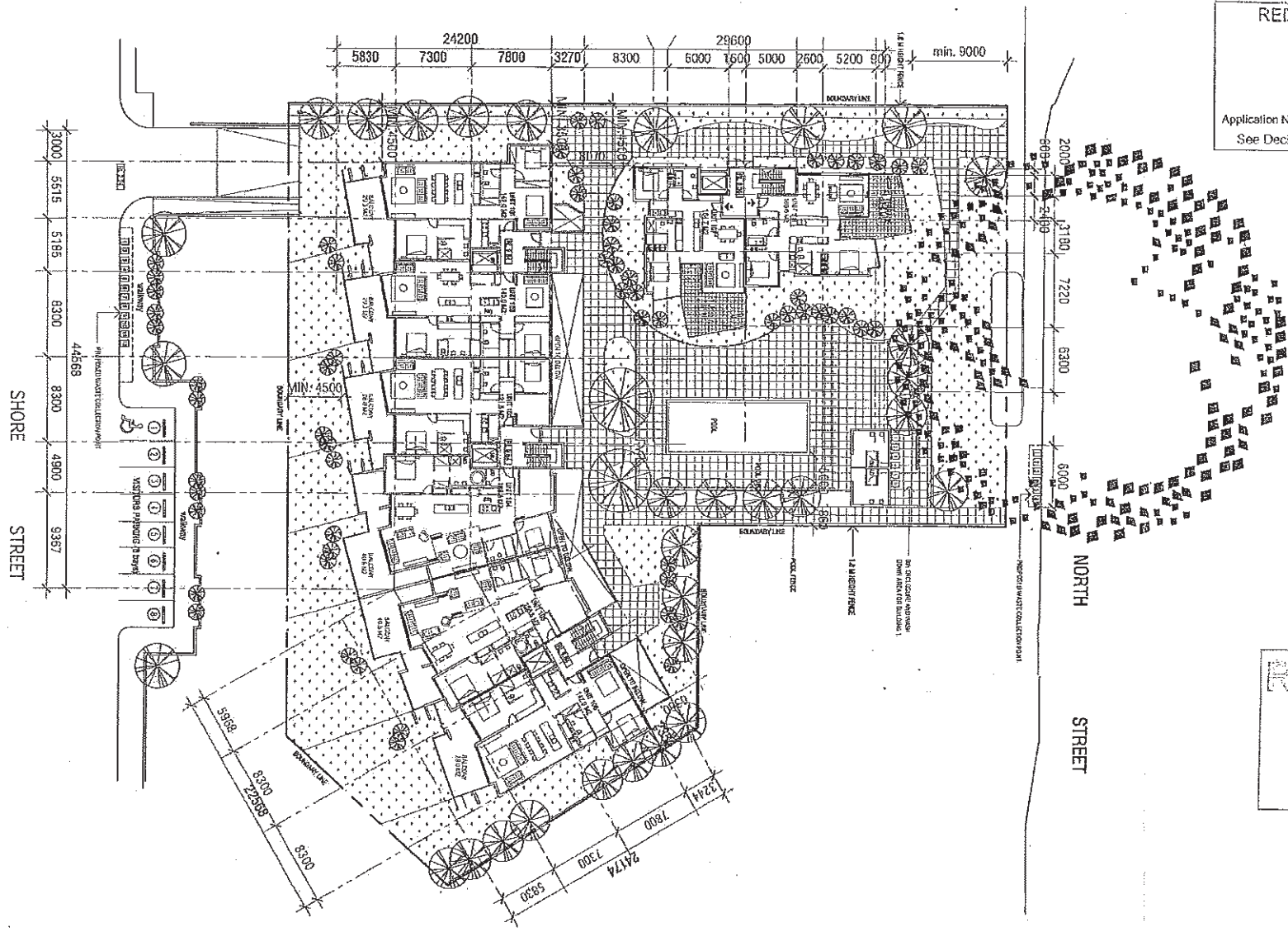
Residential Development Cleveland
 Cleveland

LOWER GROUND FLOOR PLAN

purpose DEVELOPMENT APPROVAL
 scale 1:2000 AT 2:42:00 PM
 registered 201125
 date 01 MAR 2007

file: W:\7074\04\25\7028\K5\0001\002.dwg
 date SK-003
 sheet C

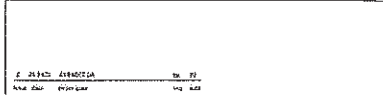




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 Phone: (02) 9387 8822 Fax: (02) 9387 8823
 Email: info@milnerarchitects.com.au
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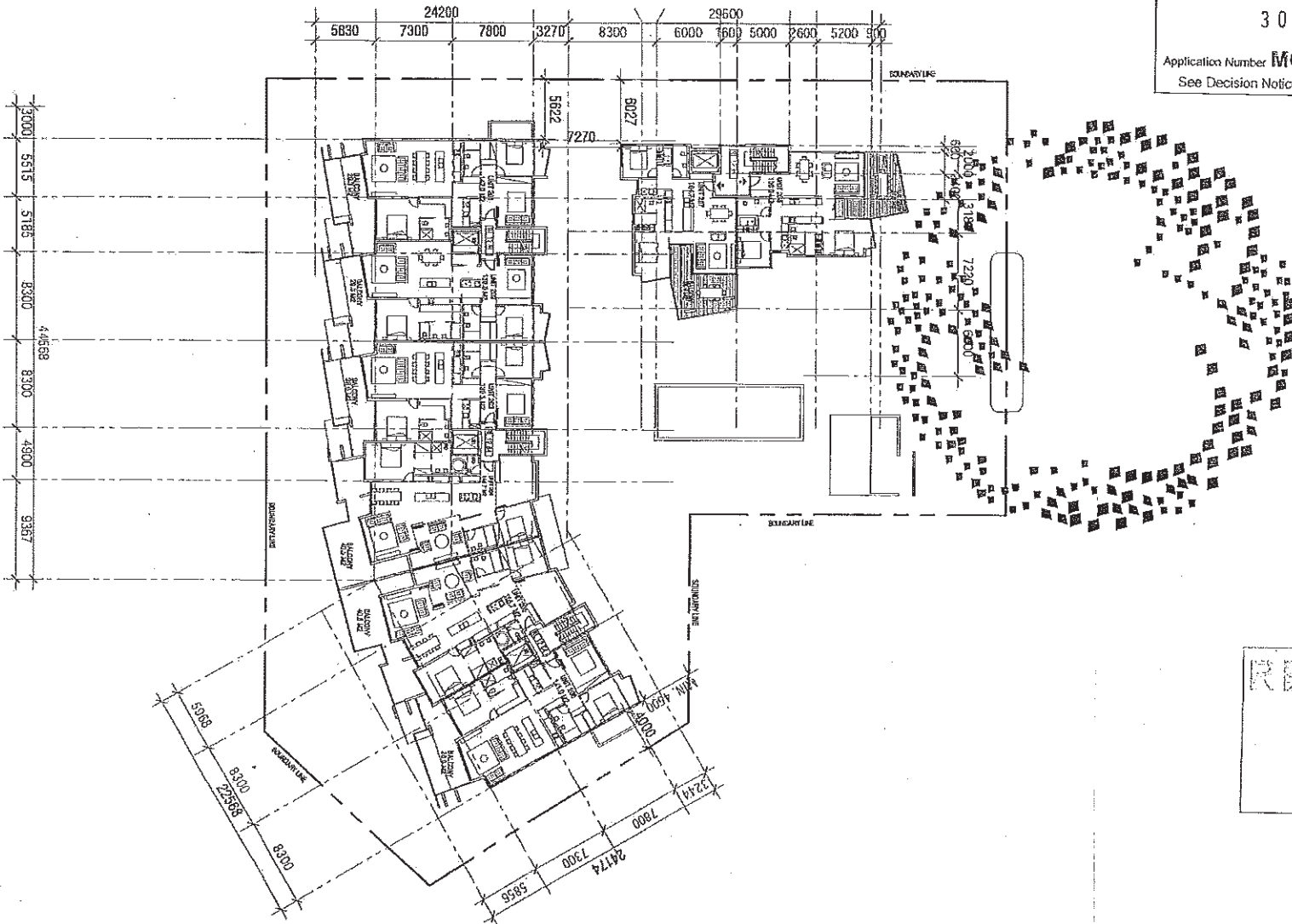
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 Scale: 1:400
 Date: 01 NOV 2007

Job: RESIDENTIAL DEVELOPMENT - CLEVELAND
 Client: WINGRO
 CAD: SK-004
 Date: 01 NOV 2007



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C 21 1125 APPROVED BY
 DATE AND SIGNATURE

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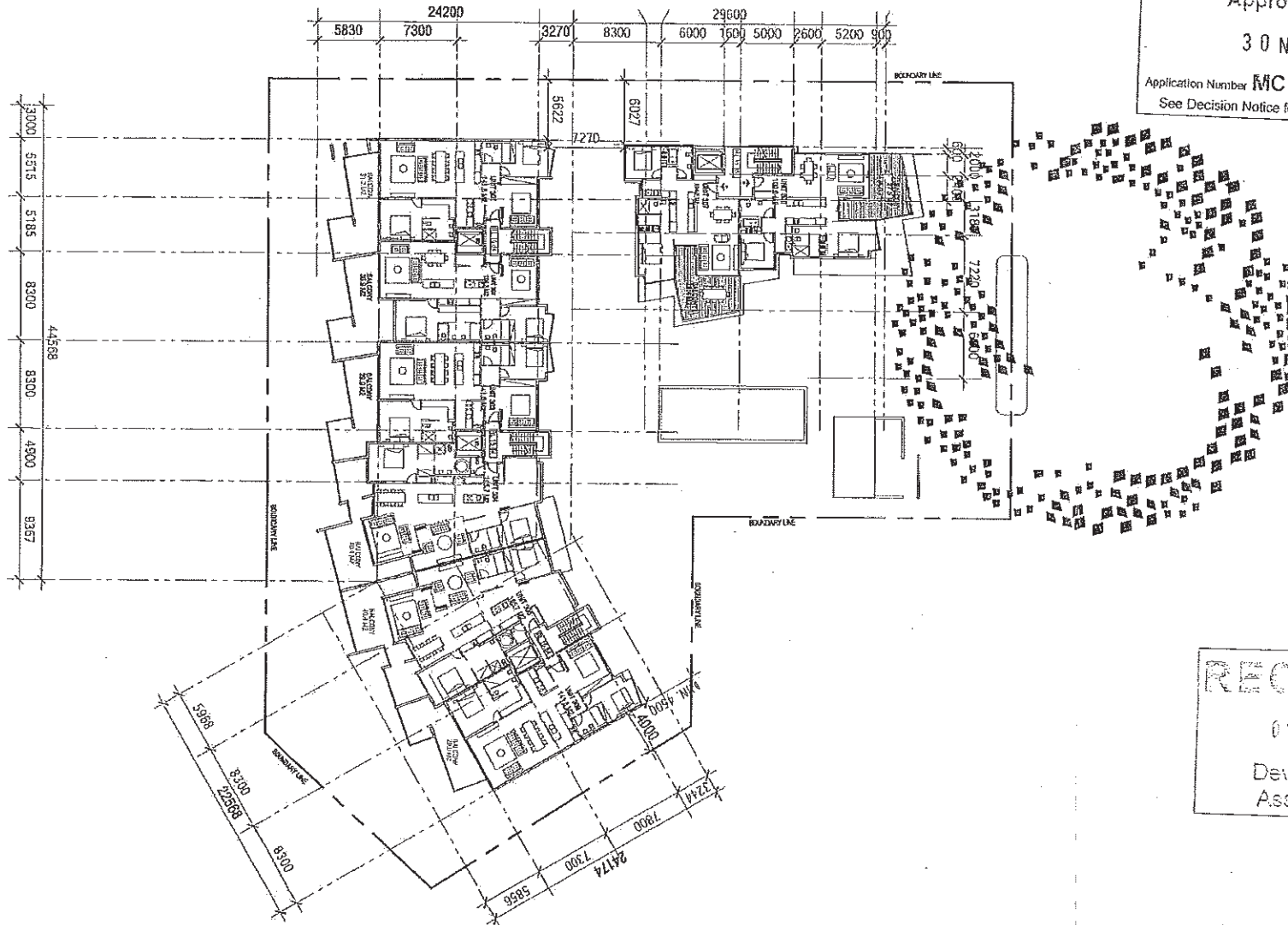
FIRST FLOOR PLAN

Proposed DEVELOPMENT APPROVAL
 File WSP-IND-1101-0000050500.dwg
 Date 04/04/07
 CME SK-005
 Project No 204125
 Date 01 MAY 2008

Scale 1:500 (SAY 1:400) (AS SHOWN)
 Project No 204125
 Date 01 MAY 2008

BUCHANAN

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 www.malvernerect.com.au
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Scale: 1:1000
 Date: 20/08/07

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SECOND FLOOR PLAN

PURPOSE: DEVELOPMENT APPROVAL
 DATE: 20/08/07
 SCALE: 1:1000 AS 1:450000
 DATE: 20/08/07
 DATE: 21 NOV 2007

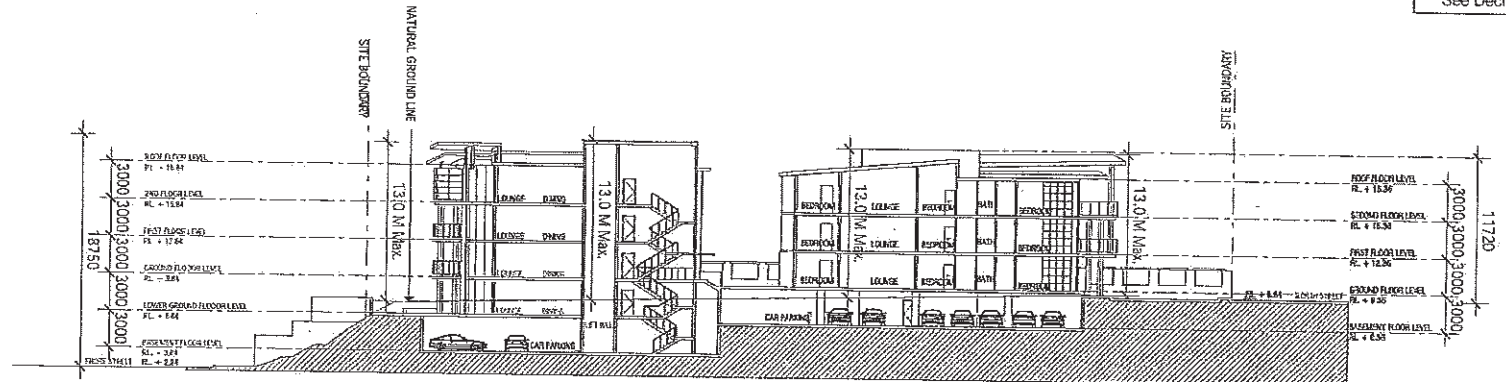
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 Scale: C



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Cleveland

CROSS SECTION

C 34 0115 00420004 44 72
Hour 006 drawing 100 000

PURPOSE DEVELOPMENT APPROVAL
DATE 05 MAY 2007

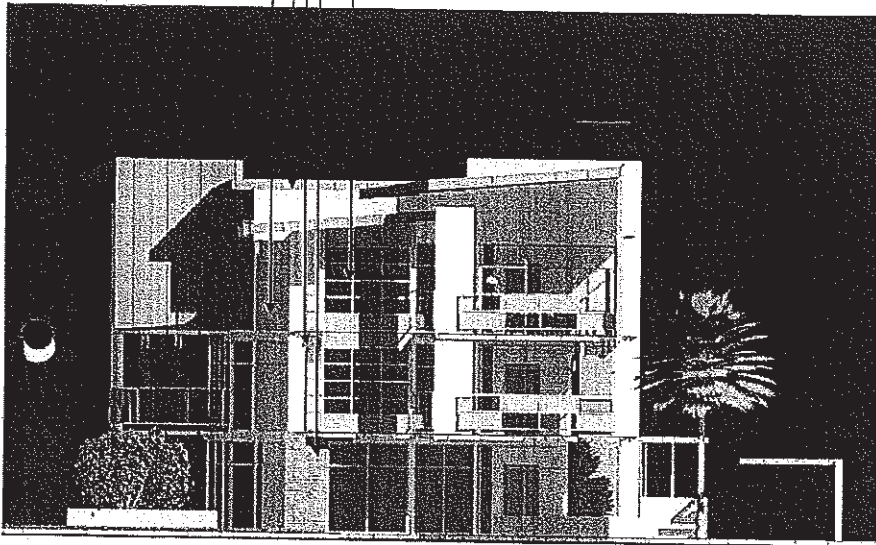
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SCALE: C



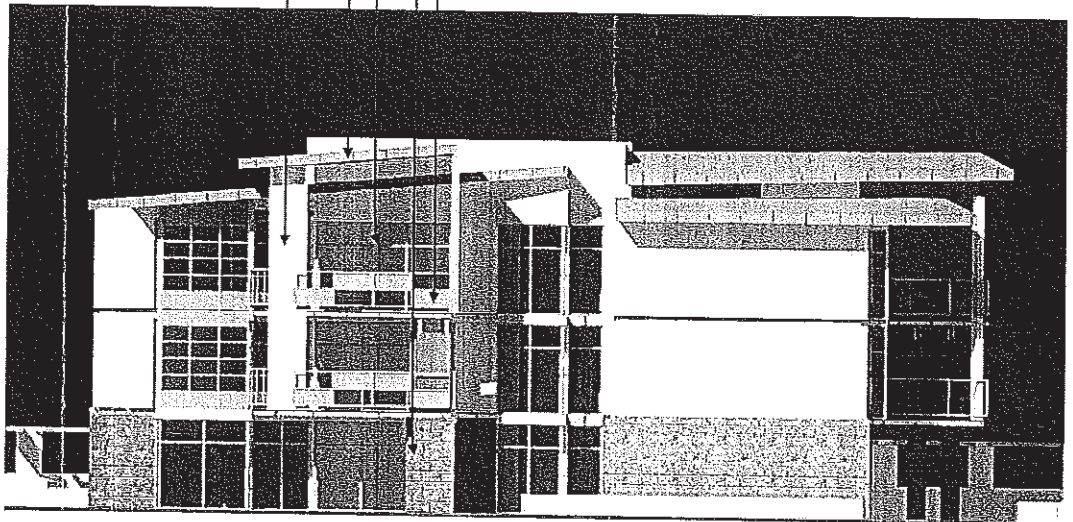
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- METAL ROOF SHEETING & WALL CLADDING
- PAINT FINISH TO MASONRY WALL
- STONE CLADDING
- ALUMINUM FRAMED PLYWOOD AND GLAZED BALUSTRADE TO BALCONIES

REDLAND SHIRE COUNCIL
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 30 NOV 2007
 Application Number MC 111/07
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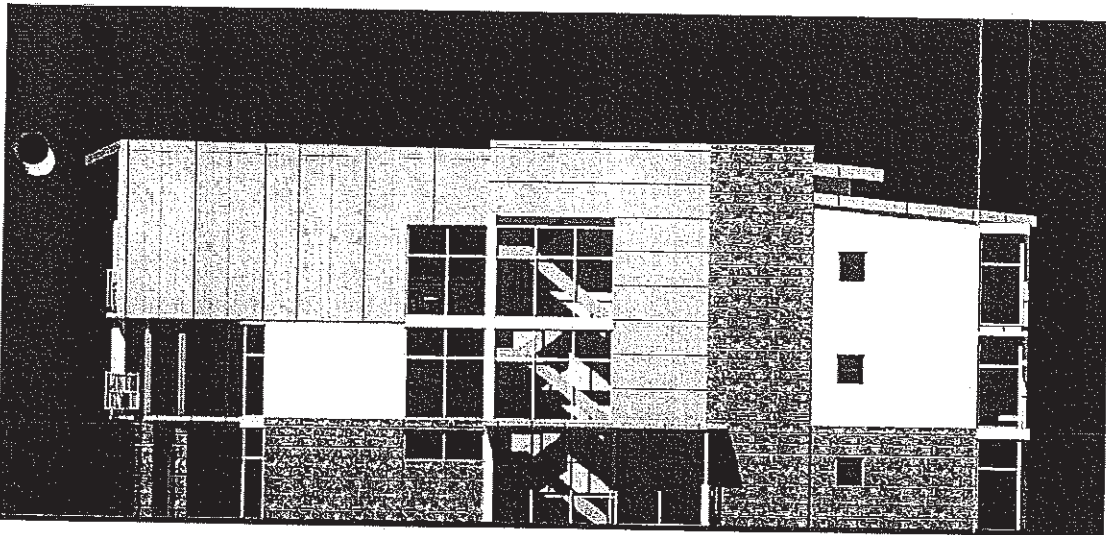
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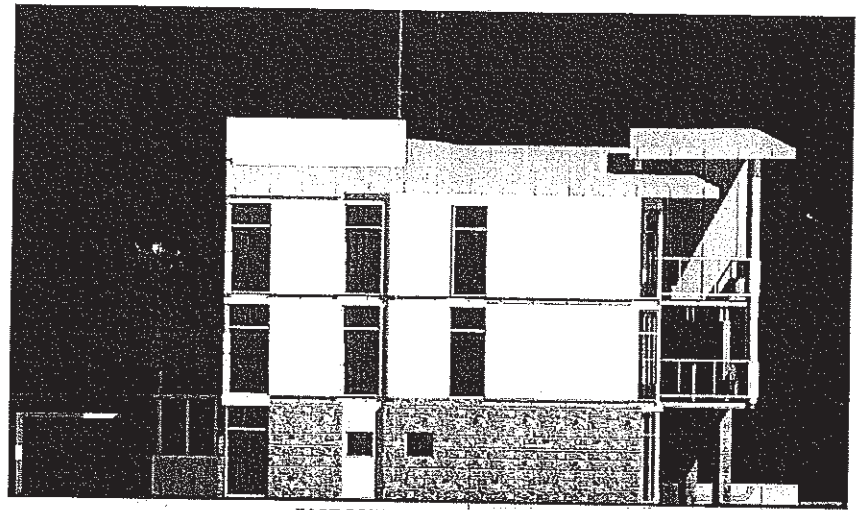
WEST NORTH ELEVATION



EAST NORTH ELEVATION



WEST SOUTH ELEVATION



EAST SOUTH ELEVATION

Messiah Architects & Planners Pty Ltd
 A.C.N. 50 579 244 411
 2/1000 Springvale Road, Springvale VIC 3171
 247 Melburn Street, PO Box 2483
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R. BUCHAN (SIGNED)
 Title: Architect
 Date: 22 May 2007

Residential Development Cleveland
 Cleveland

ELEVATIONS
 BUILDING 2

PERMIT FOR DEVELOPMENT APPROVAL
 PROJECT NO 754132
 DATE 16 APRIL 2007

22 MAY 2007
 SK-Developments
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 www.sk-developments.com.au



11.2 OFFICE OF CEO**11.2.1 REVIEW OF CORPORATE POLICY POL-2592 CONCEALED LEAKS POLICY****Objective Reference:** A2283014**Attachment:** [POL-2592 Concealed Leaks](#)**Authorising Officer:****Deborah Corbett-Hall
Chief Financial Officer****Responsible Officer:****Noela Barton
Finance Manager, Financial Operations****Report Author:****Laurena Reissman
Business Process Analyst**

PURPOSE

This report presents to Council the outcome of a review of Corporate Policy *POL-2592 Concealed Leaks Policy*, which was recently workshopped with Councillors.

This report proposes an amended policy based on legislative changes and to deliver a sustainable financial policy with respect to the approval of remissions with a consistent and transparent approach to calculating the remission provided to customers.

BACKGROUND

The objective of Corporate Policy *POL-2592 Concealed Leaks Policy* is to provide a remission to small customers on the Distribution and Retail water consumption charge where there is a concealed leak that has secreted from the internal water infrastructure located on a metered property.

This policy was last reviewed by Council on 25 June 2014. Financial Services reviewed its process in 2016. The amended Policy was brought back to Council in a Budget Workshop on 1 March 2017. Following this workshop the revised *South East Queensland Customer Water and Wastewater Code* (the code) has come into effect and the proposed changes form part of the policy requirements.

ISSUES

Under section 19 of the *South East Queensland Customer Water and Wastewater Code* (the Code) a requirement exists for SEQ service providers to have in place a 'concealed leaks policy'. As of 1 April 2017 the minimum requirements to be included in the policy are; the types of concealed leaks the policy covers, information for customers to identify concealed leaks, the remission that will be provided, the types of customers eligible for remission, how the remission payment is calculated, the evidence required to support the claim, and whether there are limitations on the remission value and number of claims which can be made.

In the 2015/16 financial year Redland City Council provided unbudgeted remissions to the amount of \$111,126.15. In the period, Council received and reviewed approximately 852 applications, of which 732 were approved based on the current corporate policy eligibility criteria. A review of the range of remission payments showed 36% of remission payments were between \$0 and \$35, 28% between \$36 and \$100, 29% between \$101 and \$350 and only 7% were above \$350.

The estimated cost to assess each application is \$34.90, which takes into consideration the officer's time to review, assess and process, based on the current Corporate Policy eligibility criteria. This administration cost is in addition to the amount of financial remission given.

The present concealed leak administration process is resource intensive and there is inconsistency in the way a remission can be calculated, which may result in subjectivity when processing applications. A lean review of the current concealed leak remission application process has highlighted a number of key issues within the policy that if addressed will improve the process and the application of the remission calculation.

A review of the policy found:

1. The policy allows for subjective application of the remission calculation to support a variety of circumstances, which creates inconsistency and makes it difficult for officers outside of the administration process to explain how the remission amount was calculated.
2. There is no provision for photographic evidence to be used in support of an application. There are limitations to the amount of physical investigation that can be carried out by Council to validate a concealed leak has occurred. In the absence of photo or physical evidence, Council relies upon plumber reports or plumber invoices to verify the application meets the definition of a concealed leak.
3. The policy does not take into consideration the cost to administer a concealed leak application.
4. There is no minimum remission amount set, resulting in customers forfeiting significant remissions due to lower applications (<\$20) approved in the three year timeframe.

The policy presented to Council contains the following amendments which are in line with the revised Code and Council deliberations:

- A defined calculation that creates consistency across all applications.
 - The number of reading periods that can be taken into consideration for calculating the remission has been reduced from two (2) reading periods to one (1) reading period.
 - The time allowed for customers to make an application has been increased from four (4) months to five (5) months.
 - To apply a minimum remission cap that takes into consideration the cost to process an application.
 - Where the remission is calculated and is less than \$35 no remission will be applied, excluding eligible pensioners where the minimum cap will be \$25.
 - Photographic evidence, where available, may be supplied to support the application.
-

- Removal of statement 12 which referred to Corporate Policy *POL-3114 Exceptional Circumstance Waiver Policy*, as customers automatically have the right to apply for consideration under this policy.

STRATEGIC IMPLICATIONS

Legislative Requirements

South East Queensland Customer Water and Wastewater Code, section 19

19.1 Customers are responsible for the infrastructure (e.g. fittings and pipes) on their property connected to the water meter.

A concealed leak is when water escapes from underground infrastructure (including but not limited to fittings, fixtures and pipes) and is hidden from view to plants, organic matter, soil or physical structures such as buildings, driveways or under concrete. A concealed leak may be caused by broken or cracked pipes and small customer would not reasonably be expected to know of its existence.

Service providers can help customers with managing concealed leaks and must have in place a concealed leaks policy that is published on their website. The policy must include:

- *the types of concealed leaks the policy covers*
- *information to assist customers to physically identify a concealed leak*
- *a remission (a reduction in the amount payable) to be provided to offset the cost of the water lost due to a concealed leak.*

The policy must also provide for:

- *the types of customers eligible for a remission, e.g. residential customers, pensioners, community groups*
- *how the remission payment is calculated*
- *the evidence (e.g. a plumber's invoice for work done to repair a concealed leak) and the process required to support a leak remission claim*
- *whether there is any limit on:*
 - *remission claims (e.g. a cap on dollar amounts or volume of water lost)*
 - *the number of claims (permitted per customer or property within a given period of time).*

19.2 A concealed leak may be present if a customer has received an account and:

- *believes the stated amount or water used is higher than normal*
- *has not changed their water use during that period from the previous period.*

The customer should contact their service provider about their concealed leaks policy, their eligibility for a remission and the remission claim process.

Customers who believe they have a concealed leak should take appropriate action to detect the location of the leak and repair it as soon as possible by calling a licensed plumber.

Risk Management

This report presents to Council the outcome of a review to Corporate Policy *POL-2592 Concealed Leaks Policy* and changes in the Code. In managing risk it presents an amended policy that takes into consideration the requirements specified in the legislation for consistency and transparency in the application and calculation of remissions provided to customers.

Financial

It is estimated that the amount of remissions provided on an annual basis will reduce in the vicinity of 13%. Further savings to Council will be reflected in the reduced processing time in applications falling under the proposed minimum cap.

People

The amendment will allow for a consistent and transparent approach to the application and calculation of remissions provided to Redland City Council customers.

Environmental

Nil impact is expected as the purpose of the report is to present a Concealed Leaks Policy in accordance with section 19 of the *South East Queensland Customer Water and Wastewater Code*.

Social

Nil impact is expected as the purpose of the report is to present a Concealed Leaks Policy in accordance with section 19 of the *South East Queensland Customer Water and Wastewater Code*.

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 resident's 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

The following groups have been consulted with: Councillors, Executive Leadership Team, Billing Services Team, Revenue Collection Team and Customer Service officers.

OPTIONS

Option 1

That Council resolves to:

1. note the review of Corporate Policy *POL-2592 Concealed Leaks Policy*; and
2. adopt the amended Corporate Policy *POL-2592 Concealed Leaks Policy*.

Option 2

That Council resolves to note the review of Corporate Policy *POL-2592 Concealed Leaks Policy* with no amendments.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to:

1. Note the review of Corporate Policy *POL-2592 Concealed Leaks Policy*; and
2. Adopt the amended Corporate Policy *POL-2592 Concealed Leaks Policy*.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Concealed Leaks Policy

Version Information

Head of Power

Section 19 of the *South East Queensland Customer Water and Wastewater Code* (the Code) requires a water service provider to have a concealed leaks policy for small customers.

Policy Objective

To provide a remission to small customers on the Distribution and Retail water consumption charge where there is a concealed leak that has secreted from the internal water infrastructure located on a metered property.

Definitions

Small customer - is defined as either:

- a) a residential customer who is, or could be, connected to a SEQ service provider's water or wastewater service and receives a rate notice in their name that includes charges for water and wastewater services; or
- b) a non-residential customer who uses, or would use, if connected, no more than 100 kilolitres of drinking water and/or reticulated recycled water per annum (based on the last four consecutive quarter water readings).

Concealed leak – where a loss of water has occurred that is hidden from view, either underground, under or within concrete, or underneath a building, where there are no visible signs of dampness or soaking and where the owner or occupant could not be reasonably expected to know of its existence.

Note: It *does not* include water loss from:

- Leaking taps, toilet cisterns or other water appliances.
- Leaks in water tanks or faulty tank float valves that are plumbed to the potable water supply.
- Property sprinklers or other irrigation systems.
- Leaking or plumbing related faults with hot water systems, which includes solar hot water systems.
- Leaks in swimming pools, spas and other water features and fittings.

Eligible Pensioner – a person in receipt of Council's pensioner rebate as verified by Council's database.

Policy Statement

Council is responsible for the water infrastructure up to the connection point of a customer's property, which includes the water meter and the pipes that connect the water meter to the main water supply.

Property owners are responsible for the installation, repair, maintenance and replacement of all the pipes, fixtures and fittings, including any mains connected water tanks on their property up to the water meter. If a leak is detected it is the property owner's responsibility to fix it as soon as possible to prevent further water loss.

Property owners are encouraged to:

- Develop a habit of regularly reading their water meter, so they familiarise themselves with their own water consumption habits, which may help alert them to unexplained increases in water consumption.
- Turning off the stop valve that controls the flow of water when they go away on holidays and the house is not occupied.
- Checking for suspected concealed water leaks by doing an overnight reading test on the water meter. Before going to bed turn off all water appliances and then read the water meter. Read the water meter again first thing in the morning, taking into consideration any water used during the night, if the reading has increased more than expected contact a licensed plumber to inspect for a concealed leak.
- Where a leak is detected having the leak repaired as soon as possible.

Council is committed to the following:

- 1) Provide a remission on the Distribution and Retail water consumption charge for a concealed water leak. Council will not provide a remission on the State Bulk water consumption charge.
- 2) The following eligibility requirements:
 - i) Application must be made by the owner of the property where the leak occurred, or their authorised nominee, within five (5) months of the leak repair date to qualify for the remission.
 - ii) During their ownership, the owner of the property has not received a water consumption remission on that property within the last three (3) years due to a concealed water leak.
- 3) Apply a minimum cap on the remission provided where the remission is calculated and is less than thirty five (35) dollars no remission will be applied, excluding eligible pensioners where the minimum cap will be twenty five (25) dollars.
- 4) Assess applications correctly received on the nominated form (Concealed Water Leak application form) where the following information has been provided:
 - i) An invoice or signed report from a licensed plumber with confirmation the leak was concealed and has been repaired within required plumbing standards.
 - ii) Two (2) water meter readings two (2) weeks apart that show water consumption for the property has returned to normal. This may be used for calculation purposes.
 - iii) Photographic evidence, if available, in support of applications. Although photos are not mandatory they are desirable and will be used in conjunction with written evidence to support the application process in determining eligibility. Photos of the leak prior and post repair will be accepted and can form part of an application.

- 5) Use the following information to calculate the remission:
 - i) Average daily water usage based on the four (4) quarters immediately preceding the 'leak effected' quarter (based on the repair date).
 - ii) Average residential charge based on the four (4) quarters immediately preceding the 'leak effected' quarter (based on the daily water usage).
 - iii) The Distribution and Retail water consumption charge.
- 6) Calculate the remission based on one (1) reading period (generally <95 days).
- 7) Apply an 80% remission on the Distribution and Retail water consumption charge of the estimated water loss, excluding eligible pensioners who will receive a 100% remission on the Distribution and Retail water consumption charge of the estimated water loss.
- 8) Apply the remission as a financial adjustment to the customer's property account.

Version Information

Version number	Date	Key Changes
3	June 2014	The primary change to the policy is it has been reworded to improve readability. Amendments to the policy are: <ol style="list-style-type: none">1) Name change to the Policy to comply with the policy name given in the Code.2) Change to Head of Power.3) Inclusion of definitions for a small customer and a small business customer.4) Updated definition of a concealed leak including exclusions.5) To comply with the section 9(b) of the Code, inclusion of information to assist small customers to physically identify concealed leaks.6) Extension of the time period in which a customer may apply for a concealed leak.7) Clarification of how the average water consumption is calculated.8) Transparency for the customer to be told if the average water consumption is calculated by another method.9) Removal of reference to the General Manager Redland Water & RedWaste.
4	April 2017	The primary changes to the policy are based on the revised South East Queensland Customer Water and Wastewater Code. <ol style="list-style-type: none">1) How a remission payment is calculated.2) Change to the reading period taken into consideration for the calculation from two periods to one.3) Minimum remission cap to apply.4) Allowance of photographic evidence to be supplied where available.5) Change to the application deadline from four months to five.

[Back to Top](#)

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Department: Office of CEO
Group: Financial Services
Approved by: General Meeting
Date of Approval: 19 April 2017

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Version: 4
Review date: 30 April 2020
Page: 3 of 3

11.2.2 FINANCIAL REPORTING FRAMEWORK POLICY AND RELATED PARTY DISCLOSURES GUIDELINE

Objective Reference: A2279862

Attachments: [Financial Reporting Framework Policy](#)
[Related Party Disclosures Guideline](#)



Authorising Officer: Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer: Leandri Brown
Finance Manager Corporate Finance

Report Author: Udaya Panambala Arachchilage
Corporate Financial Reporting Manager

PURPOSE

The purpose of this report is to present the Financial Reporting Framework Policy and Related Party Disclosures Guideline.

BACKGROUND

Council is required under *the Local Government Act 2009* and *Local Government Regulation 2012* to prepare certain monthly and annual financial reports, which are to be prepared in compliance with the Australian Accounting Standards and other documents published by the Australian Accounting Standards Board.

The proposed Financial Reporting Framework Policy provides a reporting framework for Council to prepare the annual financial statements, as well as monthly financial reports, in compliance with these legislative requirements.

Furthermore, AASB 124 *Related Party Disclosures* is applicable to not-for-profit public sector entities, including local governments from 1 July 2016 and requires Council to identify related parties and transactions with those related parties during the financial year.

Linked to the proposed Financial Reporting Framework Policy, the Related Party Disclosures Guideline defines the broader requirements of the process to gather information on related parties and the reporting thereof in the annual financial statements.

ISSUES

The requirement to comply with AASB 124 *Related Party Disclosures* is a new requirement for all Councils and will require a process to be implemented whereby information can be gathered, assessed and summarised for disclosure purposes.

The guideline provides an understanding of the definitions under this accounting standard, as well as examples, and is aligned with the guidance provided by the Department of Infrastructure, Local Government and Planning.

The proposed process and definitions have also been reviewed by an external consultant to confirm the technical accuracy thereof and to identify possible synergies with existing definitions under the local government legislation.

The draft policy and guideline was workshopped with Councillors and the Executive Leadership Team during recent months and all key officers who are expected to be engaged in this information gathering and evaluation process have been consulted.

There are no outstanding issues with the policy or guideline. Following the initial information gathering period, the procedure document will be formalised.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 104 (5)(b) of the *Local Government Act 2009* requires a local government to prepare a set of general purpose financial statements. Section 177 of the *Local Government Regulation 2012* requires a local government's general purpose financial statements to be prepared in compliance with the Australian Accounting Standards, Accounting Concepts, Interpretations and Framework for the Preparation and Presentation of Financial Statements published by Australian Accounting Standards Board.

Section 204 (2) of the *Local Government Regulation 2012* requires the Chief Executive Officer (CEO) to present a financial report to Council on a monthly basis.

In addition to the above legislative requirements section 205 of the *Local Government Regulation 2012* requires the Chief Executive Officer (CEO) to present Council's annual budget meeting with a statement of estimated financial position.

Risk Management

The Financial Reporting Framework Policy and Related Party Disclosures Guideline documents are developed in line with the legislative requirements under the *Local Government Act 2009*, *Local Government Regulation 2012* and the Australian Accounting Standards. The methodology and approach will ultimately support the basis for Council's preparation of annual and monthly financial statements.

Financial

There is no direct financial impact to Council as a result of this report. However, the application of this policy and guideline will assist in ensuring annual and monthly financial reports, including required disclosures, are materially accurate and complete.

People

No impact as the purpose of the attached policy and guideline is to ensure financial reports comply with the *Local Government Act 2009*, *Local Government Regulation 2012* and Australian Accounting Standards.

Environmental

No impact as the purpose of the attached policy and guideline is to ensure financial reports comply with the *Local Government Act 2009*, *Local Government Regulation 2012* and Australian Accounting Standards.

Social

No impact as the purpose of the attached policy and guideline is to ensure financial reports comply with the *Local Government Act 2009*, *Local Government Regulation 2012* and Australian Accounting Standards.

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;
- 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 departmental officers, Financial Services Group officers, external consultants and the Executive Leadership Team were consulted in setting this policy and guideline. Of note a workshop was delivered on 16 February 2017 to present the requirements and established process of AASB 124 Related Party Disclosures.

OPTIONS

1. That Council resolves to adopt the Financial Reporting Framework Policy and Related Party Disclosures Guideline as presented.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Mitchell
Seconded by: Cr L Hewlett

That Council resolves to adopt the Financial Reporting Framework Policy and Related Party Disclosures Guideline as presented.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Financial Reporting Framework Policy

Version Information

1. Head of Power

Section 104 (5)(b) of the *Local Government Act 2009* requires a local government to prepare a set of general purpose financial statements. Section 177 of the *Local Government Regulation 2012* requires a local government's general purpose financial statements to be prepared in compliance with the Australian Accounting Standards, Accounting Concepts, Interpretations and Framework for the Preparation and Presentation of Financial Statements published by Australian Accounting Standards Board.

In addition to the above legislative requirement, Section 204 (2) of the *Local Government Regulation 2012* requires the Chief Executive Officer (CEO) to present a financial report to Council on a monthly basis.

2. Policy Objective

The objective of this policy is to provide a financial reporting framework for Council to ensure the annual general purpose financial statements, as well as monthly financial reports, are prepared in compliance with the Australian Accounting Standards and therefore the requirements of the *Local Government Regulation 2012*.

This policy also defines the broader requirements of the process to gather information on related parties and the reporting thereof in the annual general purpose financial statements to ensure compliance with AASB 124 *Related Party Disclosures*, which is applicable to local governments from 1 July 2016.

3. Policy Statement

Council is committed to:

1. Ensuring Council's general purpose financial statements are prepared in accordance with all relevant and currently effective Australian Accounting Standards, Australian Accounting Interpretations and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB), to the extent is applicable to not-for-profit public sector entities.
2. Where appropriate, preparing annual consolidated financial statements to incorporate the assets and liabilities of all subsidiaries of Redland City Council (parent entity), excluding Redheart Pty Ltd due to the immateriality of its transactions.
3. Ensuring accuracy, timeliness and completeness of financial information through:
 - a. The review of monthly financial reports compared to the latest adopted budget.
 - b. The review of the annual financial statements by Council's Audit Committee.
 - c. Implementation of internal controls as recommended to reduce the risk of material misstatement in the financial statements.
4. Preparing a monthly financial report for presentation to Council. Where there are two general meetings held during the month, financial services will be presenting the monthly financial report at the second monthly meeting.

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5. Preparing a community financial report for inclusion in the Council's published annual report.
6. Preparing a report on the estimated financial position and performance at 30 June for adoption at Council's special budget meeting where the next year's budget is adopted.
7. Implementing a process to facilitate the identification of Council's related parties (as defined in AASB 124 Related Party Disclosures), including:
 - a. Entities within the same reporting group.
 - b. Other entities where Council has control, joint control or significant influence over the entity.
 - c. Key management personnel including the Mayor, all Councillors, the CEO and all direct reports to the CEO, excluding administration staff (i.e. the Executive Leadership Team).
 - d. Close family members of key management personnel.
 - e. Any entity controlled or jointly controlled by a key management person or close family members of that key management person.
8. Implementing a process to identify transactions with related parties during the financial year, including both monetary and non-monetary related party transactions.
9. Maintaining a consolidated related party register.
10. Maintaining technical currency of key officers.
11. Working collaboratively with internal as well as external stakeholders to ensure accurate and complete information is presented in Council's monthly financial report, as well as the annual general purpose financial statements.
12. Maintaining an accounting manual and related work papers in support of the disclosures in the annual general purpose financial statements.

4. Associated Documents

- POL-3103 Information Privacy Policy
- GL-1839-001 Related Party Disclosures Guideline
- PR-1839-001-001 Related Party Disclosures Procedure

5. Document Control

- Only the Chief Financial Officer (CFO) can approve amendments to this policy. Please forward any requests to change the content of this document to the Finance Manager Corporate Finance.
- Approved amended documents must be submitted to the Office of the Chief Executive Officer to place the document on the Policy, Guidelines and the Procedures Register.

Version Information

Version number	Date	Key Changes
1	19 April 2017	New policy document

[Back to Top](#)

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Department: Office of CEO
Group: Financial Services
Approved by: General Meeting
Date of Approval: 19 April 2017

Effective date: 19 April 2017
Version: 1
Review date: 30 April 2020
Page: 2 of 2

Related Party Disclosures Guideline

Version Information

1. Scope

This guideline supports the application and administration of POL-1839 Financial Reporting Framework Policy, specifically in relation to the identification of related parties to Council and reporting on transactions with those related identified related parties, as required by AASB 124 *Related Party Disclosures*.

2. Purpose

The purpose of this guideline is to provide a consistent approach to identify Council's related parties, transactions with those related parties and the disclosure of significant/material transactions in Council's annual general purpose financial statements.

3. Definitions

3.1 Related party

A related party to Council (the reporting entity) could be an individual or an entity if it meets any of the criteria below:

1. A person or a close member of that person's family where that person:
 - a. has control or joint control over the reporting entity (*i.e. has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities*);
 - b. has significant influence over the reporting entity; or
 - c. is a member of key management personnel of the reporting entity.
2. An entity where any of the following conditions apply:
 - a. The entity and the reporting entity are members of the same group (i.e. parent, subsidiary, etc.);
 - b. an entity which is controlled or jointly controlled by a person identified above;
 - c. an entity which is a post-employment benefit plan for the benefit of employees of the reporting entity or an entity related to the reporting entity; or
 - d. it is an entity where a person identified above as having control/joint control over the reporting entity (in 3.1(1)(a) above) has significant influence over the entity or is a member of the key management personnel of that entity.

3.2 Key Management Personnel (KMP)

Those persons having authority and responsibility for planning, directing and controlling the activities of an entity, either directly or indirectly. At Redland City Council this includes:

1. the Mayor;
2. all Councillors;
3. the Chief Executive Officer; and
4. members of the Executive Leadership Team (all direct reports to the Chief Executive Officer, other than administration staff).

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Committees and committee members provide reports and recommendations to Council for consideration; they are not captured by this definition due to it not having decision making abilities.

The definition captures any person who was appointed to a key management position during the financial year or acted in that role for a significant any period of time.

3.3 Close family member

A family member who may be expected to influence, or be influenced by, the key management person in their dealings with Council. The definition includes, as a minimum:

1. the spouse, domestic partner or children of the key management person;
2. children of the key management person's spouse or domestic partner; and
3. dependants of a key management person or of that person's spouse or domestic partner.

A close family member is generally interpreted as immediate family HOWEVER for purposes of this standard it may include family members who are not immediate family members. They also do not necessarily have to be living in the same household. If someone is close with a cousin and regularly socialise together, that person would also be a related person of Council for which transactions between Council and that person needs to be identified and may need to be disclosed. When relationships are assessed, consider whether it would pass the "courier mail" test.

Annexure 1 provides examples of who could be a close family member and therefore a related party to Council. These examples have been provided by the Department of Infrastructure, Local Government and Planning.

3.4 Control

The definition of control is underpinned by the criteria in AASB 10 *Consolidated Financial Statements*. To determine whether a person or Council (the investor) has control over another entity (the investee), ALL 3 criteria listed below needs to be met:

1. Power over the investee through any of the following:
 - a. The ability to direct the activities that significantly affect the returns of the entity. Examples of decision making ability indicating power:
 - Establishing operating and capital decisions, including budgets;
 - Appointing and remunerating key management personnel and service providers of the entity, terminating their services or employment; or
 - Rights to direct the investee to enter into transactions for benefit of the investor.
 - b. Voting rights from shareholding/equity instruments in relation to the activities of the entity generating returns:
 - An investor may have the majority of voting rights in an investee, but may not necessarily have power – the rights must have the ability to direct the relevant activities.
 - Similarly, an investor can have power even if holding less than a majority of the voting rights of an investee e.g. through potential voting rights or a contractual arrangement.
 - c. An investor with the ability to direct the relevant activities even though the rights to direct are yet to be exercised.

Other indicators that Council, a key management person or their related persons have a special relationship with the entity (will require consideration):

- A key management person of the entity is a current or previous employee of Council.
 - The entity is dependent on funding from a key management person or their related persons or Council.
 - A key management person, their related persons or Council guarantees a significant portion of the entity's obligations.
 - The entity is dependent on a key management person, their related persons or Council for critical services, technology, supplies or raw materials.
 - A significant portion of the entity's activities involve, or are conducted on behalf of, the investor.
2. Exposure or right, to variable returns from its involvement with the investee:
- Variable returns are returns that are not fixed and have the potential to vary as a result of the performance of an investee.
 - The legal form of the return is not relevant. Even if an instrument is called "fixed", it would be a variable return if the investor is exposed to credit risk or performance risk of the investee. The degree of variability depends on the investee's ability to generate sufficient income to pay the fee or return.
 - Examples of returns include:
 - dividends;
 - changes in value of investment;
 - interest;
 - remuneration;
 - returns not available to other investment holders e.g. combining assets of the investor and investee or combining operating functions to achieve:
 - economies of scale;
 - cost savings;
 - sourcing of scarce products; or
 - enhanced value of the investor's other assets.
3. The ability to use its power over the investee to affect the amount of the investor's returns.
- There must be a link between power and return.
 - If an investor has decision making rights but is merely acting as an agent, and investor does not control the investee.
 - In most instances the purpose and design of the other entity, as well as the relevant activities of an entity, and the person's ability to direct it, would need to be assessed.

Annexure 2 provides an example of joint control (extracted from guide issued by the Department of Infrastructure, Local Government and Planning).

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3.5 Joint Control

The definition of joint control is underpinned by the criteria in AASB 11 *Joint Arrangements*. Joint control would exist where investees must act together to direct the relevant activities, i.e. no investor can direct the activities without the co-operation of the others. Unanimous consent is required in accordance with the contractual agreed sharing of control of the particular arrangement.

Annexure 2 provides an example of joint control (extracted from guide issued by the Department of Infrastructure, Local Government and Planning).

3.6 Materiality

Transactions conducted on normal terms and conditions would not automatically be assessed as material by nature. The key assessment is whether knowledge of the related party relationship and the terms and conditions of the transaction would influence a user of the financial statements' decisions or understanding of the impact on the financial statements. The following factors are generally assessed in determining the materiality of a transaction:

1. Quantitative factors – size of the transaction; the potential effect of the relationship and transaction on the financial statements in terms of dollar value.
2. Qualitative factors – nature of the transaction. Specific qualitative factors include:
 - a. Terms different to that of a transaction with the general public or outside of the standard public service provider/taxpayer relationship (i.e. not an ordinary citizen transaction)
 - b. Outside normal day-to-day business operations.
 - c. Requirement to disclose to a regulatory or supervisory authority.
 - d. Requiring specific Council or other approval.

Compared to the private sector environment, judgement of the materiality of a transaction (in terms of size or nature) may be very different for Council; especially given the public sector nature of local governments and the related public interest.

3.7 Ordinary citizen transactions

Transactions with related parties occurring during the course of delivering Council's public service objectives and, which occur on no different terms to that of the general public, are not material for disclosure.

These transactions are generally not material because of its nature. Examples for ordinary citizen transactions include:

1. General rates, fees and utility charges issued to key management personnel, provided these are in accordance with Council's approved schedule of fees & charges.
2. General rates, fees and utility charges issued to entities controlled by Council, key management personnel or their close family members, provided these are in accordance with Council's approved schedule of fees & charges.
3. Attendance at Council functions which are open to the public and under the same terms and conditions as the general public.
4. Infringement notices under normal terms and conditions.
5. Using council owned facilities under the same terms and conditions as the general public.

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If any of the examples above occur on terms and conditions that are different to those offered to the general public the transaction may become material from a disclosure perspective.

3.8 Arm's length transaction

A transaction between two parties that is conducted as if they were unrelated, so that there is no question about conflict of interest, neither party bears the other a special duty or obligation, they are uninfluenced and each party is acting in its own interests.

The disclosures in the annual financial statements will need to include a statement as to whether transactions between Council and related parties are at arm's length or not.

3.9 Normal terms and conditions

The standard rules governing transactions between Council and all external bodies. These are governed by policies, legislation or accepted business practices.

3.10 Key management personnel remuneration

Below are the specific remuneration components that are required to be disclosed. The disclosures are not required to be on an individual basis, only a total per category is required and will include remuneration for any person in that role, whether in substantive or acting capacity. It includes:

1. Short term employee benefits:
 - a. Salaries and wages;
 - b. Paid annual leave;
 - c. Paid sick leave;
 - d. Bonuses, if payable within 12 months of the end of the period; and
 - e. Non-monetary benefits e.g. medical care, housing, cars and free or subsidised goods and services.
2. Post-employment benefits such as pensions, other retirement benefits, post-employment life insurance and post-employment medical care.
3. Other long-term employee benefits:
 - a. Long service or sabbatical leave; and
 - b. Bonuses and other long service benefits if not payable wholly within 12 months after the end of the period.
4. Termination benefits.

4. Actions and Responsibilities

The Corporate Financial Reporting Team is responsible for:

1. Developing a process to ensure related parties can be identified and transactions with those related parties can be identified and liaising with various stakeholders regarding its implementation.
2. Confirming with the Operational Leadership Group any other entities that Council may control (which are not part of the group structure).

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3. Obtaining the transaction listing from the financial systems and assessing the transactions for materiality and subsequent disclosure in the annual financial statements.
4. Liaising with various business areas to confirm the completeness of identified related parties, and transactions with related parties.
5. Maintaining work papers in support of the annual financial statement disclosures.

Office of the CEO is responsible for:

1. Distributing forms for completion and update as required.
2. Preparing and maintaining a consolidated register of identified related parties.
3. Supporting the Corporate Financial Reporting Team in determining the materiality of transactions as required (facilitating correspondence).

Human Resources/Payroll is responsible for:

1. Implementing a workflow system with triggers when:
 - a. a new key management person commences with Council to ensure relevant forms are completed;
 - b. a person acting in a key management position is aware of the requirement to identify and disclose related parties and transactions with those parties; and
 - c. a person is leaving the organisation to ensure related parties identified are up to date and to confirm monetary and non-monetary transactions from the start of the financial year up to the termination date.
2. Providing summarised remuneration reports in the required format for inclusion in the annual financial statement disclosures.
3. Maintaining work papers in support of the annual financial statement remuneration disclosures.

Key management persons are responsible for:

1. Completion of the initial declaration to identify related parties.
2. Ensuring identified related parties are up to date.
3. Confirming the completeness of identified related parties and transactions with identified related parties as part of the year end close out process.

Refer to PR-1839-001-001 for actions in the process of identifying related parties, transactions with those parties and disclosing relevant information in the annual financial statements.

5. Other considerations

5.1 Self-Managed Superfund (SMSF)

The fund itself:

Contributions to a SMSF are captured under the key management remuneration disclosure note in the annual financial statements. Additional disclosure on contributions paid to SMSFs will not be necessary. Other members of the SMSF are not considered to be related persons of the key management person (unless it is a close family member as defined).

Investments of the SMSF:

SMSFs give its trustees/members the control to tailor the fund, i.e. to tailor the investments to meet their individual needs and as such, decisions are based on what is best suited to the individual.

Investments of the SMSF would need to be considered by the key management person to determine whether there is control over one of the entities the fund has invested in. However, it is normally a rule that a SMSF cannot invest in an entity where it will result in the entity having controlling interest. Also, general investment diversification guidelines would suggest that control over any one entity/investee would be unlikely.

5.2 Patronage

Where the supported party is an entity, the general control criteria (as per the definition above) would need to be considered. If any of these criteria are not met, it would not be a related party to Council.

6. Reference Documents

- POL-1839 Financial Reporting Framework Policy
- AASB 124 *Related Party Disclosures*
- Guidance issued by the Department of Infrastructure, Local Government and Planning

Associated Documents

- POL-3103 Information Privacy Policy
- PR-1839-001-001 Related Party Disclosures Procedure

Document Control

- Only the Chief Financial Officer (CFO) can approve amendments to this guideline. Please forward any requests to change the content of this document to the Finance Manager Corporate Finance.
- Approved amended documents must be submitted to the Office of the Chief Executive Officer to place the document on the Policy, Guidelines and the Procedures Register.

Version Information

Version No.	Date	Key Changes
1	19 April 2017	New Guideline in support of the new requirements under AASB 124 <i>Related Party Disclosures</i> that are applicable to local governments for the first time in preparing its financial statements for the financial year ended 30 June 2017.

[Back to Top](#)

Annexure 1

Examples of close family members (as provided by the Department of Infrastructure, Local Government and Planning):

Example 1 (Son of CFO employed by council)

Sunny Shire Council has recently employed Paul's son (George) in the Council's parks and garden's area. Paul is Council's Chief Financial Officer but was not involved in hiring George. This process was managed by the Director of Parks and Gardens and included an independent assessment process. Paul did not have any influence in George securing the job.

Paul has been identified as a KMP of council, which makes him a related party.

George will also be a related party of Council because he is a close family member of Paul. The recruitment process that was undertaken for George's position is irrelevant when assessing whether George is a related party.

Example 2 (Cousin of Mayor)

The Mayor of Happy Shire Council (Shelley) has lived in the Shire her whole life. In fact her family has been in the area for over five generations.

Shelley's cousin Mavis, owns and operates the local newsagent through a company Happy News Pty Ltd, in which she owns 100% of the shares. Shelley and Mavis have always been close and regularly socialise together.

Shelley has been identified as a KMP of council. From these facts it would appear that Mavis is a close family member of Shelley because she would be expected to influence, or be influenced by, that person in her dealings with Council

Both Mavis and the company she controls, Happy News Pty Ltd would therefore be related parties of Council. Any transactions that the Council makes with the newsagent would need to be separately identified and may need to be disclosed.

Example 3 (Cousin of Mayor – related party commonly known but omitted from declaration)

Shelley, the Mayor of Sunny Shire Council forgets to include her cousin Mavis, and Mavis' company, when she completes her KMP declaration.

It is commonly known in the community that Shelley and Mavis are close and that Shelley would be expected to influence, or be influenced by, Mavis in her dealings with Council and vice versa.

Mavis and her company are related parties of Council, even though Shelley omitted them from her declaration.

Annexure 2

Examples of control and joint control (as provided by the Department of Infrastructure, Local Government and Planning):

Example of control

Fred is the Mayor of Sunny Shire Council and owns 100% of the ordinary shares in Sunny Development Company Pty Ltd (the company). The ordinary shares are the only shares in the company that have voting rights.

Fred controls the company because he has the power to affect the company's decisions and the return that he will get from the company.

Fred will need to include the company on his related party declaration.

Example of joint control

Fred is the Mayor of Sunny Shire Council and owns 50% of the ordinary shares in Sunny Development Company Pty Ltd (the company). Fred's brother Stan owns the other 50% of ordinary shares. Fred and Stan are the only Directors of the company and have equal voting rights on the board.


Fred and Stan have joint control of the company because any decisions require the unanimous consent of them both.

Fred will need to include the company on his related party declaration.

**11.2.3 UPDATED COMPUTER SOFTWARE TREATMENT GUIDELINE
(GL-2528-002)**

Objective Reference: A2281136

Attachment: [GL-2528-002 Computer Software Treatment Guideline](#)

Authorising Officer: 
Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer: Leandri Brown
Finance Manager Corporate Finance

Report Author: Carolyn Jackson
Manager Capital and Asset Accounting

PURPOSE

The purpose of this report is to present the updated GL-2528-002 Computer Software Treatment Guideline for adoption by Council.

BACKGROUND

Following the adoption of the revised POL-2528 Asset Accounting Policy by Council on 25 May 2016, a range of updates were applied to the subsidiary guidelines and procedures to allow for improved interpretation and understanding of the Policy, especially as it relates to the classification of capital and operational expenditure.

No changes were made in GL-2528-002 to the underlying accounting methodology, principles or the application of the policy; however as new software services and applications become available, additional guidance points may be required to address capital or operational considerations.

A summary of the changes to this guideline:

- Updated discussions on cloud computing, the concept of “software as a service”, and web site development costs.
- Added specific considerations for other license and subscription costs and the difference between maintenance costs versus upgrades costs.
- Added additional examples of expenses which are not considered to be “elements of cost”.
- Updated references to other policies, guidelines and procedures.

ISSUES

The classification of expenditure as capital or operational is an important aspect of financial governance, budgeting and forecasting. The changing technological landscape and software solutions that have recently been considered by Council were considered in the update of this guideline.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 104 (6) of the *Local Government Act 2009* requires a local government to ensure its financial policies are regularly reviewed and updated as necessary.

Risk Management

The updates to this guideline are aimed at improving understanding and application of asset accounting concepts and principles to software solutions to reduce the risk of misinterpretation and error.

Financial

There is no direct financial impact to Council as a result of this report. However, the continued application of the revised guideline will assist in ensuring financial transactions related to computer software are materially accurate and complete.

People

Nil impact is expected as this guideline has been updated for clarity and currency only.

Environmental

Nil impact expected as this guideline has been updated for clarity and currency only.

Social

Nil impact expected as this guideline has been updated for clarity and currency only.

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

The update and review of this guideline included consultation with various council officers from the Financial Services Group.

OPTIONS

3. That Council resolves to adopt the updated guideline GL-2528-002 *Computer Software Treatment Guideline*.
4. That Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr T Huges
Seconded by: Cr P Gollè

That Council resolves to adopt the updated guideline GL-2528-002, *Computer Software Treatment Guideline*.

CARRIED 9/0

Crs Boglary, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson and Williams voted FOR the motion.

Crs Bishop and Mitchell were not present when the motion was put.

Computer Software Treatment and Accounting

Scope

This guideline applies principally to the Information Management and the Financial Services Groups, but is also applicable to all groups with computer software under their control.

Purpose

The guideline prescribes a framework for the accounting treatment of computer software and is specific to:

- off-the-shelf software plus contractor and internally developed software
- understanding the decision to capitalise or expense the computer lifecycle phases and the timing of the capitalisation
- costing methodologies applied to internally developed software
- amortisation methodologies
- accounting for impairment
- software classifications within Council and their generic treatment, etc.

Computer software, which is not an integral part of the related hardware, is treated as an intangible asset (AASB 138 (4)) for external reporting purposes in the annual accounts.

Definitions

AASB – The Australian Accounting Standards Board, an independent accounting standard-setter in Australia. Council is required under the local government legislation to prepare general purpose financial statements in accordance with the standards, interpretations and guidance issued by the AASB.

Amortisation – The systematic allocation of the depreciable amount of an intangible asset over its useful life (AASB 138 (8)) to reflect the pattern of consumption.

Computer Software – A collection of computer programs, procedures and documentation that interacts with hardware to perform tasks on a computer system.

Contractor Developed Software – Computer software which is developed or modified solely by a contractor as opposed to a direct purchase of off the shelf software.

Cloud Computing – The practice of using a network of remote servers hosted on the Internet to store, manage, and process data rather than having a local server or a personal computer. It is also sometimes referred to as “Software as a Service”.

Future Economic Benefits – Benefits flowing from an intangible asset that may include revenue from the sale of products or services, cost savings, or other benefits resulting of the use of the asset by Council.

Intangible Assets – An identifiable non-monetary asset without physical substance (AASB 138 (8)).

Internally Developed Software – Software developed by Council in-house, or purchased software that undergoes significant modification for internal use.

Off-the-Shelf Software – Software purchased from a vendor which is ready for use with little or no change.

Software License – A right afforded to the user of the software to use the product within a licensed environment.

Web Site Costs – Costs associated with the development and operation of the Council's own web site for internal or external access.

Actions and Responsibilities

Groups acquiring computer software are to comply with this guideline in order to:

- determine the appropriate accounting treatment as either operational or capital expenses;
- prepare annual budgets; and
- prepare ten year operational and capital plans.

Groups acquiring computer software are also to comply with the following Information Management (IM) policies when selecting software solutions:

- POL-1002 Data Management;
- POL-1003 Enterprise Content Management (ECM);
- POL-1004 Application Management;
- POL-1006 Cloud Service Policy; and
- POL-1008 Business Intelligence Policy.

Officers are to consult with and obtain approval from the Chief Information Officer (CIO) before any software purchase is made. The CIO's role will be solely to ensure compatibility with corporate systems and to provide technical advice, but not to assume the role of a financial decision-maker, which remains with the original delegate.

1. Lifecycle Asset Management

1.1. General Principles

Software is generally acquired as either an off-the-shelf package or is developed specifically for purpose either internally or by a contractor. All methods are eligible for capitalisation if the assets were acquired separately and Council has control over the asset. Furthermore, computer software (intangible asset) may be recognised if, and only if (AASB 138 (21));

- it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity, and
- the cost of the asset (and the future economic benefits) can be measured reliably.

The cost model (AASB 138 (74)) allows intangible assets to be carried at cost, less amortisation and accumulated impairment losses.

The elements of costs may include:

- the purchase price, including duties and taxes, after deducting discounts and other rebates
- any directly attributable costs to prepare the software for its intended use, such as:
 - costs of employee benefits
 - professional fees
 - fees to register a legal right

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- amortisation of patents and licences that are used to generate the software
- costs of testing whether or not the computer software is functioning properly

Expenses that are not elements of cost for software acquisitions:

- costs of introducing the new software (e.g. promotional activities)
- re-location costs
- training and re-training staff
- administration and other general overhead costs, unless directly attributable
- costs incurred while the software is capable of operating, but is not in use
- initial operating losses
- project team salaries and wages for tasks not directly related to the project i.e. attending training
- stakeholder meetings
- development of user manuals
- post implementation reviews
- data migration outside of system testing
- project governance committees
- incidental costs
- borrowing costs

Expenditure on an intangible item that was initially recognised as an expense shall not be recognised as part of the cost of an intangible asset at a later date (AASB 138 (71)).

Some specific examples of costs associated with software acquisition that require further discussion are demonstrated in the following sections.

1.1.1. License and Subscription Costs

The annual renewal of licenses and subscriptions is to be expensed in the year incurred as the life of the asset does not exceed one year and these costs do not meet the criteria to be recognised as intangible asset under AASB 138. However, where the license period stretches over two financial years (e.g. licence covers period from 1 April 2016 to 31 March 2017) it is appropriate to recognise the payment as a prepaid expense (current asset) and expense the pre-payment over the period of the license.

1.1.2. Maintenance costs versus upgrades

As computer software is a much more malleable or fluid asset than the likes of plant & equipment, extra care needs to be taken in distinguishing software enhancements (capital) from maintenance (expense). Capitalisation of enhancements is allowed when there is more likelihood than not that significant additional capabilities have been added or that the service life has increased distinctly (an increase in future economic benefits).

Often licenses and subscriptions renewals include software upgrades, however due to the nature of the purchase only remaining valid for the period of one year, it would be incorrect to capitalise the cost. Where the licence renewal really reflects the purchase of significantly upgraded software (including a life extension), the costs may be treated as capital and the existing asset disposed.

1.2. Internally Generated Software

Simple “off the shelf” software is purchased directly and installed on a server or PC and is ready immediately for use. More often when software is purchased or developed entirely, there are various phases in the software development cycle and the accounting treatment will vary depending on the phase of the project. The discussion in this section applies to new software developed entirely ‘from scratch’; and packaged software where configuration and integration is required to be applied before the software is available for use by the business.

The various software development project stages and the accounting treatment is shown in the table below.

Computer Software's Life Cycle's Phases General Rules in the Capital VS Expense Decision		
Rule 1	Research and Planning	Expense these costs.
Rule 2	Acquisition and Development	Generally capitalise direct costs.
Rule 3	Implementation and Operation	Generally, once live, stop capitalising.
Rule 4	Upgrade / Enhancements	Capitalise if future economic benefits increase.
Rule 5	Disposal	Expense - Negligible costs and no future economic benefits.

In the research phase of an internal project, an entity cannot demonstrate that an intangible asset exists that will create future economic benefits. Therefore, this expenditure is recognised as an expense when it is incurred (AASB 138 (55)).

In the development phase of an internal project, costs can be capitalised if Council can demonstrate that all of the following can be directly attributable to the software (AASB 138 (57)):

- There is a technical feasibility of completing the software so that it will be available for use;
- there's the intention to complete the software and use it;
- it has ability to use the software;
- how the software will generate future economic benefits;
- the availability of adequate technical, financial and other resources to complete the development of the software; and
- its ability to measure reliably the expenditure attributable to the software during its development.

The cost of internally generated software is the total of the expenditure incurred from the date when the software first demonstrates it meets all the criteria to be capitalised from the development phase, as listed above.

Direct costs associated with this function may be capitalised (AASB 138 (62)) to include the salaries for programmers, analysts and project managers. Payroll on-costs, such as annual leave and long service leave are factored as well as a component for other overheads.

Lifecycle and Nature of Cost	Capital	Expense	Rationale
Research and Planning AASB 138 (69)			
Research and analysis		✓	Exploring options
Conceptual costs		✓	Design not agreed
Assessing for Ten Year Plans		✓	Still a concept
Assessing Vendors		✓	Pre-acquisition
Acquisition or Development			
"Off-the-shelf" business software	✓		Acquisition method

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Lifecycle and Nature of Cost	Capital	Expense	Rationale
Programmers, analysts, project managers developing/testing software and direct costs for internally developed software	✓		AASB 138 (66)
Contractor costs - software development	✓		Acquisition method
Significant software development leading to efficiencies / life extension	✓		Future economic benefit
Initial pilot system to test for feasibility prior to developing the final system	✓		AASB 138 (59) (d)
Data conversion / reconciliations / migrations		✓	The software not the data is the resulting asset. Only the cost of converting data for system testing should be capitalised
Office automation		✓	Normal operating tools
Systems development software		✓	Normal operating tools
IT operations software		✓	Normal operating tools
Utilities and Apps		✓	Mostly small costs
Stakeholder and Project Governance Committees		✓	Overheads – Also AASB 138 (29) (c)
Implementation and Operations			
Subsequent costs greater than original standard	✓		Increases future economic benefits
Subsequent costs that cannot be measured reliably		✓	Needs to be measurable
Debugging / correcting design flaws		✓	Meets original design
Annual/regular license renewals		✓	Supports modern standard
Upgrades		✓	Supports modern standard unless additional modules are included
Training and maintenance		✓	AASB 138 (67) (c)
Preparing user manuals		✓	Administration
Post implementation reviews		✓	Administration
Disposals			
Decommissioning computer software		✓	No added future economic benefits

1.3. Web Site Development

Development costs incurred for the creation of a website for internal or external use is considered an internally generated intangible asset that is subject to the requirements of AASB 138.

A web site shall be recognised as an intangible asset if it meets the initial measurement criteria including:

- it is probable future economic benefits will flow from the web site; and
- the cost can be reliably measured.

Future economic benefits include revenue or cost savings.

AASB Interpretation 132 (8) provides clear guidance on the consideration of future economic benefits:

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“A web site arising from development shall be recognised as an intangible asset if, and only if, in addition to complying with the general requirements described in AASB 138.21 for recognition and initial measurement, an entity can satisfy the requirements in AASB 138.57. In particular, an entity may be able to satisfy the requirement to **demonstrate how its web site will generate probable future economic benefits** in accordance with AASB 138.57(d) when, for example, the web site is capable of generating revenues, including direct revenues from enabling orders to be placed. **An entity is not able to demonstrate how a web site developed solely or primarily for promoting and advertising its own products and services will generate probable future economic benefits, and consequently all expenditure on developing such a web site shall be recognised as an expense when incurred.**”

Therefore where the website is used primarily for the advertising of Council's services the developments are to be treated as operational costs.

Council's web sites that have links to other web sites where payment or orders for Council's services can be made are not considered to be generating revenue in its own right. All costs arising from the research and planning of the web site shall be expensed as they are incurred.

Where the website is capable of generating future economic benefit, the internal development costs incurred can be capitalised consistently with costs associated with internally generated software. Other items that may be capitalised include:

- Licences purchased or creating content specifically for the web site or to enable the use of the content on the web site
- Expenditure that is directly attributed to creating, producing, and preparing the web site as intended by management

1.4. Cloud Computing

Cloud computing or Cloud solution is the practice of using a network of remote servers hosted on the Internet to store, manage, and process data, rather than a local server or a personal computer. Cloud Computing should have the following characteristics:

- On-demand self-service
- Broad network access
- Resource pooling
- Rapid elasticity
- Measured service

There are three main types of service models are:

- Software as a service: customers run finished applications from the cloud service provider on a subscription basis, with no software license, and with limited operational control
- Platform as a Service: customers load and run software on cloud platforms through a subscription service
- Infrastructure as a Service: Customer provision services, storage, and database services on cloud infrastructure through a subscription service with direct operational control

The “Software as a Service” (SaaS) model is where the cloud service provider (CSP) controls and maintains all physical hardware, operating systems, storage, and software applications. Under this model, Council would control and maintain limited application configuration settings specific to users. As a result, the costs associated with SaaS are treated as operational costs.

Council may need to reconfigure its Information and Communication Technology (ICT) network and such will incur development, reconfiguration and set up costs to be compatible with the CSP's infrastructure. Where upgrades are required to existing assets that Council does control and has recorded on the asset register, additional upgrade costs may be treated as capital where the life of the asset is extended or the service level is expanded.

Where development costs have been incurred in-house to configure and test the SaaS application, these internal implementation costs are to be expensed. This model appears to differ from that applied to internally generated and used software. However, with internally generated software the configuration costs are "elements of cost" that may be capitalised to represent the resulting value of the software assets. With SaaS there are no resulting assets therefore there are no "elements of cost" – all costs are operational.

2. Accounting for Software

2.1. Council Software Classes

(Refer to the generic accounting treatment in the prior table)

Business Software	Includes computer software used and/or tailored to specific activities - e.g. Finance One, Maximo, Proclaim, Aurion, and the smaller applications such as Community Consultation Software, Horizon and ArcGIS.
Office Automation Software	Includes the Microsoft suite of products (Word, Excel, PowerPoint, Project, Access, etc) as well as WinZip (assists file compression) plus other such software that may be customised to make office tasks easier.
Systems Development Software	Includes Visual Studio etc that enables Programmers to create standalone applications, web sites, web services, etc.
IT Operations Software	Includes security monitoring, password protection, and data recovery, firewalls and antivirus computer software.
Utilities	Includes computer software associated with defragmenters, compression files, archiving, system profilers, etc.
Apps	Or "application" typically a small, specialized program downloaded onto mobile devices and may be used for a variety of simple tasks usually for use on a phone or mobile device

2.2. Amortisation Methodologies and Useful Life

Computer Software is not impacted by usage or by wear and tear, but more with technical obsolescence. There may also be operating environment and hardware capability changes that may influence the determination of useful lives. AASB138 (97) states that if the consumption of the asset's future economic benefits cannot be determined reliably, then the straight line method of amortisation may be used. This method is used within Council.

If the acquired software is dependent upon other assets to operate, the life assigned to the software should be limited to the life of dependent asset(s). Due to technological obsolescence, it is likely computer software useful life may be short (AASB 138 (92)). In Council, it is unlikely any computer software would be amortised for a period exceeding 10 years. Major new systems should expect a total useful life of at least five years.

Computer Software assets are subject to the requirements of GL 2528-005 Annual Asset Reviews requiring annual Depreciation and Impairment Reviews to be completed. Additional periodic reviews of assets nearing a zero written down value or 0 remaining life are to be completed to avoid these assets being fully written down and still in use.

2.3. Capitalisation Process Timing

Computer software capitalisation should commence when the software is available for use intended by management (AASB138 (97)). If all costs are not yet received, it is practical and reasonable to wait until receipt of those costs prior to capitalising. Any computer software in use over year end should be capitalised as at year end.

2.4. Accounting for Impairment

Along with other non-current assets, computer software is subject to Accounting Standard AASB 136 *Impairment of Assets* (AASB 136 (2)). Paragraph 12 lists the internal and external factors to consider when reviewing computer software for possible impairment.

2.5. Other Issues and Information

- The capitalisation threshold of \$1,000 applies to computer hardware and software assets.
- GL-2528-011 Non Current Asset Retirements outlines the requirements for the disposal of all non-current assets including software.

Reference Documents

This guideline has been developed to support the application and administration of the following:

- POL-2528 Asset Accounting Policy
- GL-2528-001 Accounting Principles and Concepts for Non-Current Assets
- GL-2528-005 Annual Asset Reviews
- GL-2528-011 Non Current Asset Retirements

Reference should also be made to the following IM Policies:

- POL-1002 Data Management
- POL-1003 Enterprise Content Management (ECM)
- POL-1004 Application Management
- POL-1006 Cloud Service Policy
- POL-1008 Business Intelligence Policy

Associated Documents

The following associated documents support this guideline:

- AASB 136 *Impairment of Assets*
- AASB 138 *Intangible Assets*
- AASB Interpretation 132 *Intangible Assets*

Document Control

Only the Chief Financial Officer can approve amendments to this guideline. Please forward any requests to change the content of this document to the Finance Manager Corporate Finance.

Approved amended documents must be submitted to the Office of the Chief Executive Officer to place the document on the Policy, Guidelines and Procedures Register.

guideline document

Version Information

Version No.	Date	Key Changes
3	03/04/2017	<ul style="list-style-type: none">• Updated discussions on cloud computing, the concept of “software as a service”, and web site development costs.• Added specific considerations for other license and subscription costs and the difference between maintenance costs versus upgrades costs.• Added additional examples of expenses which are not considered to be “elements of cost”.• Updated references to other policies, guidelines and procedures.

[Back to Top](#)

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11.2.4 EMERGENCY MANAGEMENT LEVY RETURN CONTRACTUAL PAYMENTS – DELEGATION TO THE CHIEF EXECUTIVE OFFICER

Objective Reference: A2288156

**Authorising/ Responsible
Officer:**



**Deborah Corbett-Hall
Chief Financial Officer**

Report Author:

**Lisa Horan
Group Support Officer**

PURPOSE

This report recommends that under s.257 of the *Local Government Act 2009*, Council delegate to the Chief Executive Officer, the authority to approve recurrent payments to the Queensland Fire and Emergency Services for Redland City Council's collection of the Emergency Management levy on its behalf.

BACKGROUND

On behalf of the Queensland Fire and Emergency Services, Redland City Council collects an Emergency Management levy from all eligible properties within the city boundaries. Under s.118 of the *Fire and Emergency Service Act 1990*, Council is required to make payments after the expiration of the financial year or declared period to which the amount relates or within such further time as the commissioner may allow.

Past invoices show returns in excess of \$2 million. This exceeds the Chief Executive Officer's (CEO's) delegation of \$2 million.

ISSUES

Should Council not approve this delegation, a report requesting payment for these monies will need to be brought back to General Meetings and could delay payment to the Queensland Fire and Emergency Services resulting in potential interest being charges to Council in accordance with s.119 of the *Fire and Emergency Service Act 1990*.

STRATEGIC IMPLICATIONS

Legislative Requirements

Under s.257 of the *Local Government Act 2009* gives Council the authority to delegate this power to the CEO.

Risk Management

Should Council not approve this delegation, a report requesting payment will need to be brought back to General Meetings and could delay payment of these monies and incur interest.

Financial

This is a request to operationally support the payment of monies in accordance with processing under s.118 of the *Fire and Emergency Service Act 1990* through s.257 of the *Local Government Act 1990*.

It is not expected there will be any financial implications impacting Council as a result of this report.

People

No staff implications.

Environmental

No environmental implications.

Social

No social implications.

Alignment with Council's Policy and Plans

This aligns with Council's Corporate Plan 2015-2020:

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.

CONSULTATION

Consultation with the following has been undertaken in the preparation of this report:

- Chief Executive Officer
- Chief Financial Officer
- General Counsel
- Financial Operations Unit

OPTIONS**Option One**

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer under s.257 of the *Local Government Act 2009* to make payments to the Queensland fire and Emergency Services for the Emergency Management Fund from moneys received or recovered by the local government under Part 10 of the *Fire and Emergency Services Act 1990*; and
2. That the Chief Executive Office may make the payments referred to above, notwithstanding the financial value of such payments, provided the payments are:
 - a) In accordance with all legislative requirements, including the requirements of Part 10 of the *Fire and Emergency Services Act 1990*; and
 - b) In accordance with all policy requirements.

Option Two

That Council resolves not to delegate authority and requests a report to Council each time payment is due resulting in possible interest charges due to the timings of meetings and payment due dates.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr J Talty
Seconded by: Cr T Huges

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer under s.257 of the *Local Government Act 2009* to make payments to the Queensland fire and Emergency Services for the Emergency Management Fund from moneys received or recovered by the local government under Part 10 of the *Fire and Emergency Services Act 1990*; and
2. That the Chief Executive Office may make the payments referred to above, notwithstanding the financial value of such payments, provided the payments are:
 - a) In accordance with all legislative requirements, including the requirements of Part 10 of the *Fire and Emergency Services Act 1990*; and
 - b) In accordance with all policy requirements.

CARRIED 9/0


Crs Boglary, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson and Williams voted FOR the motion.

Crs Bishop and Mitchell were not present when the motion was put.

11.2.5 MARCH 2017 MONTHLY FINANCIAL REPORT

Objective Reference: A2296267
Reports and Attachments

Attachment: [March 2017 Monthly Financial Report](#)

Authorising Officer: 
Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer: Leandri Brown
Finance Manager Corporate Finance

Report Authors: Udaya Panambala Arachchilage
Corporate Financial Reporting Manager
Quasir Nasir
Corporate Accountant

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 March 2017.

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***Final Budget Review 2016-2017 and development of Budget 2017-2018***

Council is working towards a final budget review for 2016-2017 to be finalised early in the fourth quarter of the financial year. This final budget review should also factor in carry forward projects (of a capital nature) and be consistent with the 2017-2018 budget submissions that officers are currently compiling. The attached March 2017 results will help inform officers with their final budget review submissions.

Interim audit for financial year 2016-2017

The Queensland Audit Office (QAO) has completed the 2016-2017 interim external audit. As per previous years, this visit affords the opportunity for interim reviews to be undertaken on Council's systems and controls in preparation for the end of the financial year.

Revaluation of Water and Wastewater assets

Council commenced valuing Water and Wastewater assets in accordance with Australian Accounting Standard 116 Property, Plant and Equipment in March 2017.

Canal and lake charges change

Council has decided to temporarily end the special charges levied on canal and lake-front homeowners while it develops a new strategy and also refund unspent money quarantined for canal maintenance and repairs since 2011-12. The process for issuing refunds is being worked through with independent accountants, with the number of refunds, amounts and methods of refunds to be determined.

STRATEGIC IMPLICATIONS

Council continued to report a strong financial position and favourable operating result at the end of March 2017.

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of March 2017:

- 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; and
- Interest coverage ratio.

The asset sustainability ratio did not meet the target at the end of March 2017.

Council's asset sustainability ratio target is an average long term target and at the end of March 2017, Council's renewal spend on infrastructure assets was \$21.34M compared to depreciation expense on infrastructure assets of \$37.37M for the financial year to date. Although Council continues to focus on renewal capital works to move this long term measure upwards towards the target zone, it should be noted that the upward revaluation of infrastructure asset classes increases the depreciation expense on infrastructure assets, without an impact to renewal spend. Further capital spending on non-renewal projects impacts the renewal ratio directly through increasing depreciation expense once the assets are installed and indirectly by redirecting funds from renewal activities. The overall impact is higher depreciation, lower renewal spend and therefore a lower asset sustainability ratio.

Legislative Requirements

The March 2017 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 March 2017 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 March 2017.

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 March 2017 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

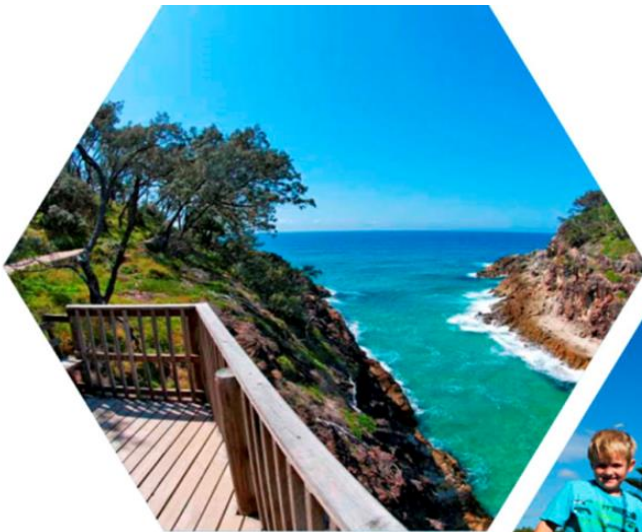
Moved by: Cr P Gleeson

Seconded by: Cr T Huges

That Council resolves to note the financial position, results and ratios for March 2017 as presented in the attached Monthly Financial Report.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Monthly Financial Report

March 2017



CONTENTS

1.	Executive Summary	3
2.	Key Performance Indicators	4
3.	Statement of Comprehensive Income	5
4.	Statement of Cash Flows	6
5.	Statement of Financial Position	7
6.	Operating Statement	8
7.	Capital Funding Statement	9
8.	Redland Water & RedWaste Statements	10
9.	Investment & Borrowings Report	11
10.	Constrained Cash Reserves	12
11.	Glossary	13
12.	Appendix: Additional and Non-financial Information	14

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 March 2017. 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)	(4,963)	5,518	10,481	211%	✓
Recurrent Revenue	253,697	187,628	193,138	5,510	3%	✓
Recurrent Expenditure	261,094	192,591	187,620	(4,971)	-3%	✓
Capital Works Expenditure	90,469	47,554	42,458	(5,096)	-11%	✓
Closing Cash & Cash Equivalents	124,990	143,064	155,860	12,796	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.

The year to date operating surplus of \$5.52M exceeded the year to date revised budget by \$10.48M.

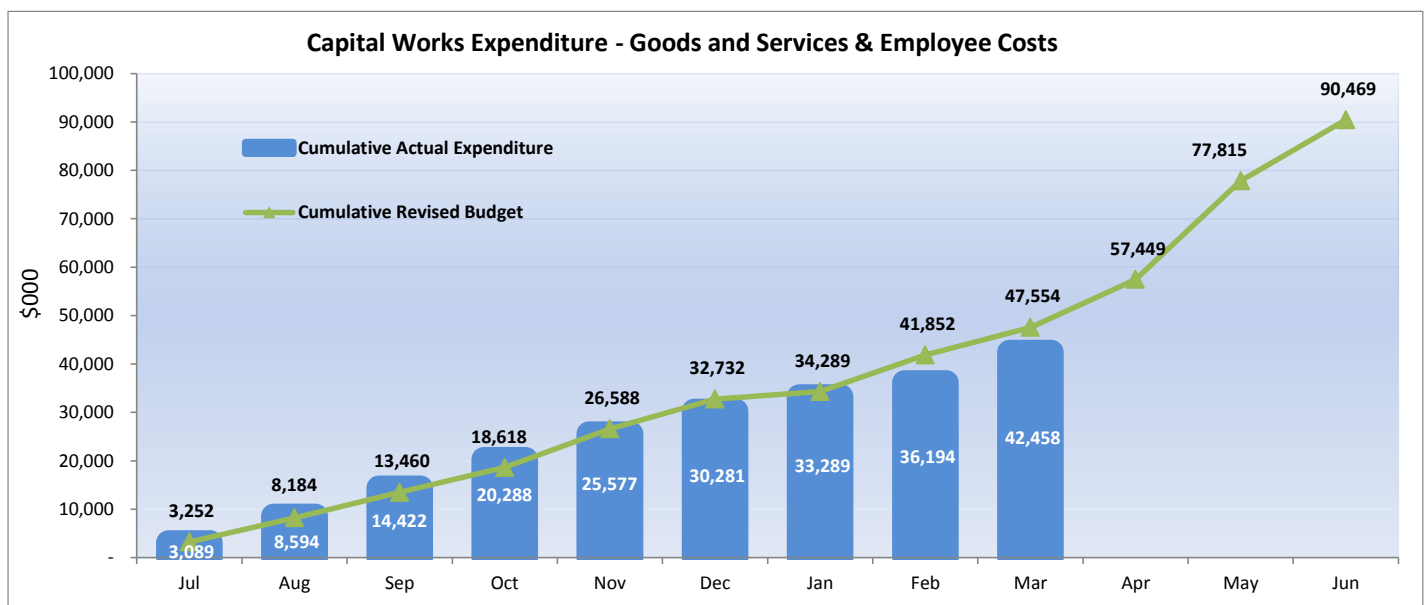
Higher than expected water consumption has contributed to higher than expected levies and utility charges revenue, especially bulk water and wastewater charges revenue with a \$3.04M favourable variance to budget. General rates revenue is \$1.00M above budget due to a small percentage of growth. In addition, operating grants and subsidies income is \$2.24M above budget due to receipt of earlier than expected grant funding during the month and contribute to the favourable result.

The favourable variance in recurrent expenditure cost is primarily due to the underspends in contractor, consultant and bulk water purchase costs.

Council's capital works expenditure is below budget by \$5.10M. This is mainly due to timing of works for a number of projects which are delayed, have not yet commenced or are still in the early stages of being progressed. Capital works that are no longer expected to be undertaken in this financial year will be addressed during the final budget review for financial year ended 30 June 2017.

Council's cash balance exceeds the budgeted cash balance due to higher than anticipated receipts from customers and lower than expected payments to suppliers and property, plant and equipment. Constrained cash reserves represent 67% of the cash balance.

Council transferred \$5.2M land asset to subsidiary Redland Investment Corporation Pty Ltd during the month.



2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Target	Annual Revised Budget	YTD March 2017	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-2.92%	2.86%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	65.68%	57.09%	✗
Net Financial Liabilities (%)*	Target less than 60% (on average over the long-term)	-25.75%	-49.70%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.69%	32.71%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	3.71	4.65	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.05%	4.06%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$124.990M	\$155.860M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	7.28	9.39	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	1.72%	1.69%	✓
Operating Performance (%)	Target greater than or equal to 20%	17.62%	21.77%	✓
Interest Coverage Ratio (%)**	Target between 0% and 5%	-0.51%	-0.46%	✓

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 March 2017

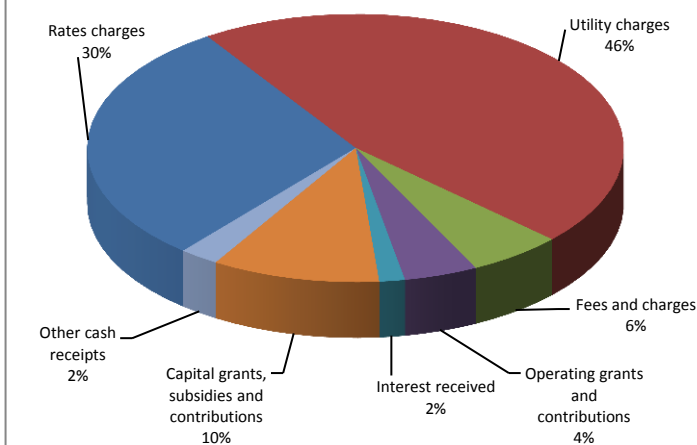
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
Rates, levies and charges	214,758	214,908	161,143	165,342	4,199
Fees and charges	13,291	13,391	10,335	9,922	(413)
Rental income	811	811	636	598	(38)
Interest received	4,271	4,481	3,427	3,289	(138)
Investment returns	4,685	1,800	-	-	-
Sales revenue	4,030	4,070	3,084	2,755	(329)
Other income	763	1,096	952	982	30
Grants, subsidies and contributions	11,959	13,140	8,051	10,250	2,199
Total recurrent revenue	254,569	253,697	187,628	193,138	5,510
Capital revenue					
Grants, subsidies and contributions	32,248	33,955	22,355	21,590	(765)
Non-cash contributions	3,144	3,144	60	601	541
Total capital revenue	35,393	37,100	22,415	22,191	(224)
TOTAL INCOME	289,962	290,797	210,043	215,329	5,286
Recurrent expenses					
Employee benefits	80,389	81,514	62,572	62,124	(448)
Materials and services	119,315	120,431	85,795	81,280	(4,515)
Finance costs	3,758	3,763	2,641	2,647	6
Depreciation and amortisation	50,628	55,386	41,583	41,569	(14)
Total recurrent expenses	254,090	261,094	192,591	187,620	(4,971)
Capital expenses					
(Gain)/loss on disposal of non-current assets	289	(172)	(4)	1,607	1,611
Total capital expenses	289	(172)	(4)	1,607	1,611
TOTAL EXPENSES	254,379	260,922	192,587	189,227	(3,360)
NET RESULT	35,583	29,876	17,456	26,102	8,646
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	17,456	25,306	7,850

4. STATEMENT OF CASH FLOWS

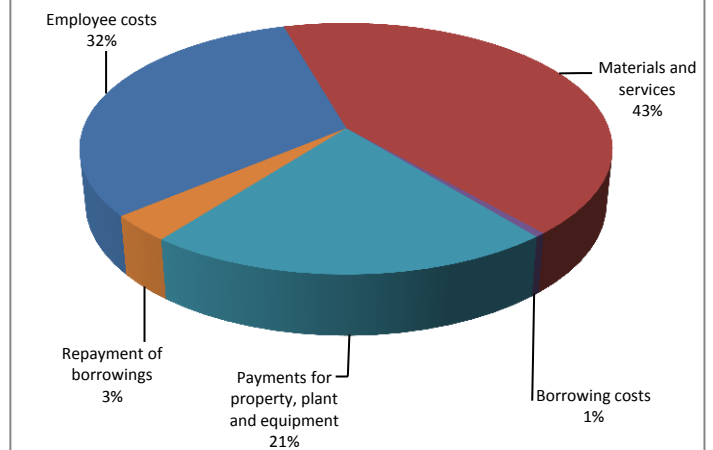
STATEMENT OF CASH FLOWS For the period ending 31 March 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	232,889	233,512	174,168	177,530
Payments to suppliers and employees	(202,780)	(205,026)	(150,409)	(148,254)
	30,110	28,486	23,759	29,276
Interest received	4,271	4,481	3,427	3,289
Rental income	811	811	636	598
Non-capital grants and contributions	11,056	11,367	6,281	9,458
Borrowing costs	(3,195)	(1,066)	(1,066)	(1,066)
Net cash inflow / (outflow) from operating activities	43,053	44,080	33,037	41,555
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(76,938)	(90,469)	(47,554)	(42,402)
Payments for intangible assets	(100)	-	-	(56)
Proceeds from sale of property, plant and equipment	630	1,091	694	739
Capital grants, subsidies and contributions	32,248	33,955	22,355	21,590
Other cash flows from investing activities	4,685	1,800	-	-
Net cash inflow / (outflow) from investing activities	(39,474)	(53,622)	(24,505)	(20,129)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	(4,551)	(6,680)	(6,680)	(6,778)
Net cash inflow / (outflow) from financing activities	(4,551)	(6,680)	(6,680)	(6,778)
Net increase / (decrease) in cash held	(972)	(16,222)	1,852	14,648
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	143,064	155,860

Cash Funding (YTD)



Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	213,204
Total Cash Funding (Annual Revised Budget)	287,019
% of Budget Achieved YTD	74%

Total Cash Expenditure (Actual YTD)	198,556
Total Cash Expenditure (Annual Revised Budget)	303,241
% of Budget Achieved YTD	65%

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 March 2017

	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	143,064	155,860
Trade and other receivables	25,017	25,805	27,185	27,383
Inventories	779	678	678	725
Non-current assets held for sale	1,309	4,278	4,278	1,028
Other current assets	1,104	2,122	2,123	1,586
Total current assets	146,686	157,873	177,328	186,582
NON-CURRENT ASSETS				
Investment property	956	1,054	1,054	1,054
Property, plant and equipment	2,293,906	2,463,219	2,431,004	2,419,460
Intangible assets	2,000	2,284	2,532	2,548
Other financial assets	73	73	73	73
Investment in other entities	10,063	5,961	5,961	14,224
Total non-current assets	2,306,999	2,472,591	2,440,624	2,437,359
TOTAL ASSETS	2,453,685	2,630,464	2,617,952	2,623,941
CURRENT LIABILITIES				
Trade and other payables	18,454	20,763	21,160	18,671
Borrowings	4,482	7,701	7,701	7,701
Provisions	7,571	12,465	12,720	11,086
Other current liabilities	2,673	1,665	1,655	2,674
Total current liabilities	33,179	42,595	43,236	40,132
NON-CURRENT LIABILITIES				
Borrowings	40,727	37,604	36,808	36,706
Provisions	12,143	12,350	12,413	13,759
Total non-current liabilities	52,869	49,954	49,221	50,465
TOTAL LIABILITIES	86,048	92,549	92,457	90,597
NET COMMUNITY ASSETS	2,367,637	2,537,915	2,525,495	2,533,344
COMMUNITY EQUITY				
Asset revaluation surplus	827,411	963,349	963,349	962,553
Retained surplus	1,443,724	1,471,259	1,463,550	1,466,387
Constrained cash reserves	96,502	103,307	98,596	104,404
TOTAL COMMUNITY EQUITY	2,367,637	2,537,915	2,525,495	2,533,344

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 March 2017

	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	64,343	65,335	992
Levies and utility charges	132,436	132,436	99,328	102,477	3,149
<i>Less: Pensioner remissions and rebates</i>	(3,370)	(3,370)	(2,527)	(2,470)	57
Fees and charges	13,291	13,391	10,335	9,922	(413)
Operating grants and subsidies	11,370	12,339	7,347	9,591	2,244
Operating contributions and donations	589	801	704	659	(45)
Interest external	4,271	4,481	3,427	3,289	(138)
Investment returns	4,685	1,800	-	-	-
Other revenue	5,604	5,977	4,671	4,335	(336)
Total revenue	254,569	253,697	187,628	193,138	5,510
Expenses					
Employee benefits	80,389	81,514	62,572	62,124	(448)
Materials and services	119,731	121,237	86,548	82,275	(4,273)
Finance costs other	562	567	242	252	10
Other expenditure	398	73	(93)	(97)	(4)
Net internal costs	(814)	(878)	(660)	(898)	(238)
Total expenses	200,266	202,512	148,609	143,656	(4,953)
Earnings before interest, tax and depreciation (EBITD)	54,303	51,185	39,019	49,482	10,463
Interest expense	3,195	3,195	2,399	2,395	(4)
Depreciation and amortisation	50,628	55,386	41,583	41,569	(14)
OPERATING SURPLUS/(DEFICIT)	479	(7,396)	(4,963)	5,518	10,481

Levies and utility charges breakup For the period ending 31 March 2017

	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	15,677	15,562	(115)
Special charges	3,974	3,974	2,981	2,987	6
SES Separate charge	331	331	248	252	4
Environment levy	6,093	6,093	4,570	4,614	44
Landfill remediation charge	2,795	2,795	2,096	2,115	19
Wastewater charges	42,254	42,254	31,691	32,287	596
Water access charges	17,989	17,989	13,492	13,642	150
Water consumption charges	38,098	38,098	28,573	31,018	2,445
Total Levies and utility charges	132,436	132,436	99,328	102,477	3,149

7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 March 2017

	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	18,858	17,777	(1,081)
Capital grants and subsidies	2,824	4,531	3,497	3,813	316
Proceeds on disposal of non-current assets	630	1,091	694	739	45
Capital transfers (to)/ from reserves	(15,839)	(10,179)	(5,987)	(10,714)	(4,727)
Non-cash contributions	3,144	3,144	60	601	541
Funding from general revenue	64,549	70,153	35,839	36,292	453
Total sources of capital funding	84,733	98,164	52,961	48,508	(4,453)
Application of capital funds					
Contributed assets	3,144	3,144	60	601	541
Capitalised goods and services	71,905	85,854	44,832	38,127	(6,705)
Capitalised employee costs	5,133	4,615	2,722	4,331	1,609
Loan redemption	4,551	4,551	5,347	5,449	102
Total application of capital funds	84,733	98,164	52,961	48,508	(4,453)
Other budgeted items					
Transfers to constrained operating reserves	(11,683)	(11,683)	(8,796)	(8,910)	(114)
Transfers from constrained operating reserves	10,321	10,730	8,361	7,394	(967)
WDV of assets disposed	919	919	690	2,346	1,656

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 31 March 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	102,096	102,096	76,572	79,223	2,651
Total expenses	57,907	57,703	43,672	41,237	(2,435)
Earnings before interest, tax and depreciation (EBITD)	44,189	44,392	32,900	37,986	5,086
Depreciation	16,505	18,062	13,533	13,739	206
Operating surplus/(deficit)	27,684	26,330	19,367	24,247	4,880

REDLAND WATER CAPITAL FUNDING STATEMENT For the period ending 31 March 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	6,539	6,539	4,989	6,262	1,273
Net transfer (to)/from constrained capital reserves	(713)	1,615	1,568	(65)	(1,633)
Non-cash contributions	3,065	3,065	-	-	-
Funding from utility revenue	7,993	8,790	5,239	2,762	(2,477)
Total sources of capital funding	16,883	20,008	11,796	8,959	(2,837)
Contributed assets	3,065	3,065	-	-	-
Capitalised expenditure	13,818	16,943	11,796	8,959	(2,837)
Total applications of capital funds	16,883	20,008	11,796	8,959	(2,837)

REDWASTE OPERATING STATEMENT For the period ending 31 March 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	24,137	24,137	18,004	17,731	(273)
Total expenses	18,155	17,958	13,307	12,987	(320)
Earnings before interest, tax and depreciation (EBITD)	5,982	6,179	4,697	4,744	47
Interest expense	40	40	30	30	-
Depreciation	572	225	168	117	(51)
Operating surplus/(deficit)	5,371	5,915	4,499	4,597	98

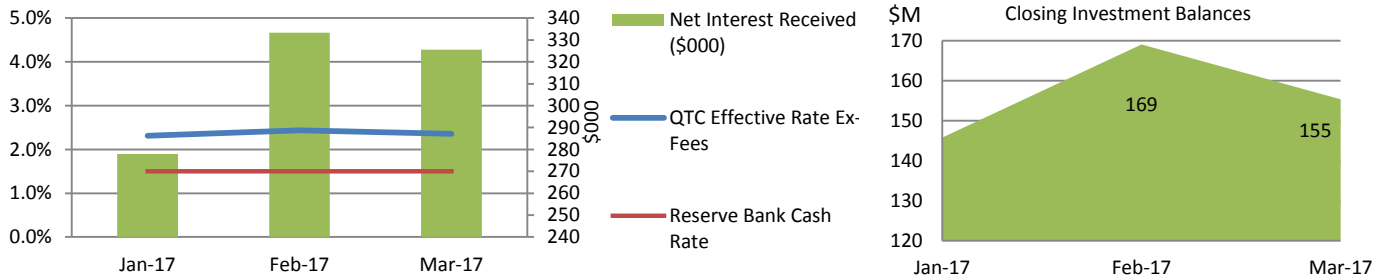
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 31 March 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	307	1,737	1,580	1,699	119
Total sources of capital funding	307	1,737	1,580	1,699	119
Capitalised expenditure	233	1,662	1,505	1,583	78
Loan redemption	75	75	75	116	41
Total applications of capital funds	307	1,737	1,580	1,699	119

9. INVESTMENT & BORROWINGS REPORT

For the period ending 31 March 2017

INVESTMENT RETURNS



Total Investment at End of Month was \$155.35M

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

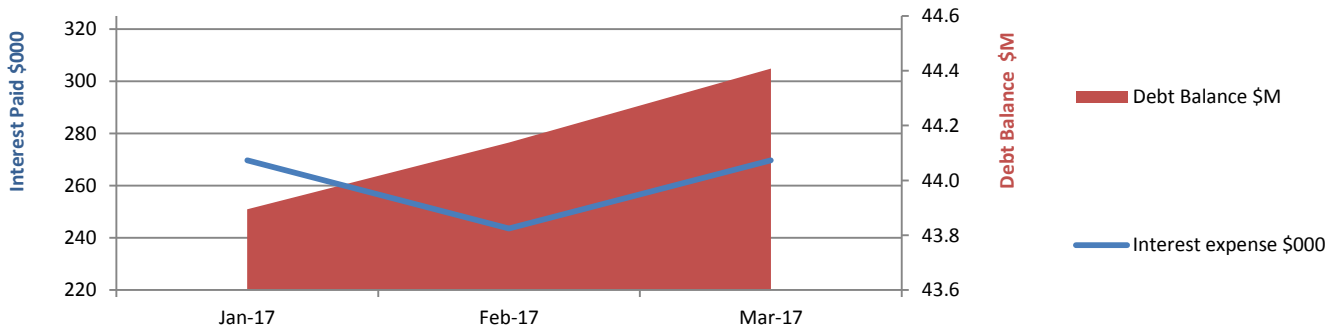
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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

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. The current interest rate paid by QTC of 2.36% exceeds the Bloomberg AusBond Bank Bill Index (previously the UBS Bank Bill Index) of 1.93% as at the end of March 2017 in accordance with Corporate POL-3013. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

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 \$44.41M



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.

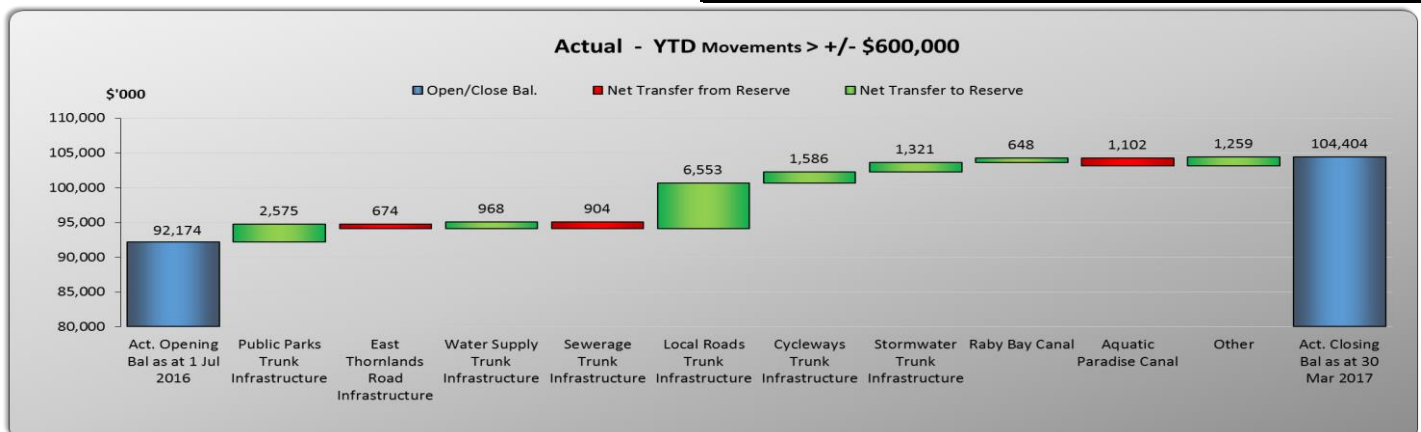
Dependent upon timing of monthly QTC statements, interest is accrued based on the prior month's actual interest. Once statements are received in the following month, interest is adjusted accordingly.

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 March 2017	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,406	563	(22)	2,947
Red Art Gallery Commissions & Donations Reserve	2	-	-	2
	2,408	563	(22)	2,949
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	3,103	(528)	11,725
East Thornlands Road Infrastructure Reserve	674	-	(674)	-
Community Facility Infrastructure Reserve	1,696	534	-	2,230
Retail Water Renewal & Purchase Reserve	8,911	994	(26)	9,879
Sewerage Trunk Infrastructure Reserve	6,516	3,839	(4,743)	5,612
Constrained Works Reserve-Capital Grants & Contributions	1,549	-	(11)	1,538
Transport Trunk Infrastructure Reserve	21,897	6,586	(33)	28,450
Cycling Trunk Infrastructure Reserve	5,844	2,074	(488)	7,430
Stormwater Infrastructure Reserve	5,613	1,321	-	6,934
Constrained Works Reserve-Operational Grants & Contributions	1,666	-	(210)	1,456
Tree Planting Reserve	64	36	(26)	74
	63,580	18,487	(6,739)	75,328
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,794	-	(46)	6,748
Environment Charge Maintenance Reserve	1,243	4,614	(4,127)	1,730
	8,037	4,614	(4,173)	8,478
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	180	(172)	8
SMBI Translink Reserve	13	698	(711)	0
	13	878	(883)	8
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	4,113	2,099	(1,451)	4,761
Aquatic Paradise Canal Reserve	3,685	679	(1,781)	2,583
Sovereign Waters Lake Reserve	438	43	(84)	397
	8,236	2,821	(3,316)	7,741
TOTALS	92,174	27,363	(15,133)	104,404
				Closing cash and cash equivalents
				155,860
				Reserves as percentage of cash balance
				67%



Significant developer contributions of \$1.6M were received during the month relating to various infrastructure reserves. YTD growth in infrastructure reserves is predominantly from developments in Thornlands and Capalaba. Movement in the East Thornlands Road Infrastructure Reserve is due to closure of the fund and funds transferred to the Transport Trunk Infrastructure Reserve. Movement in the Sewerage Trunk Infrastructure Reserve is mainly due to \$3.45M spend at the Pt. Lookout waste water treatment plant. Significant reserve drawdowns were made from the Aquatic Paradise Canal Reserve during the month to undertake various maintenance works.

11. GLOSSARY

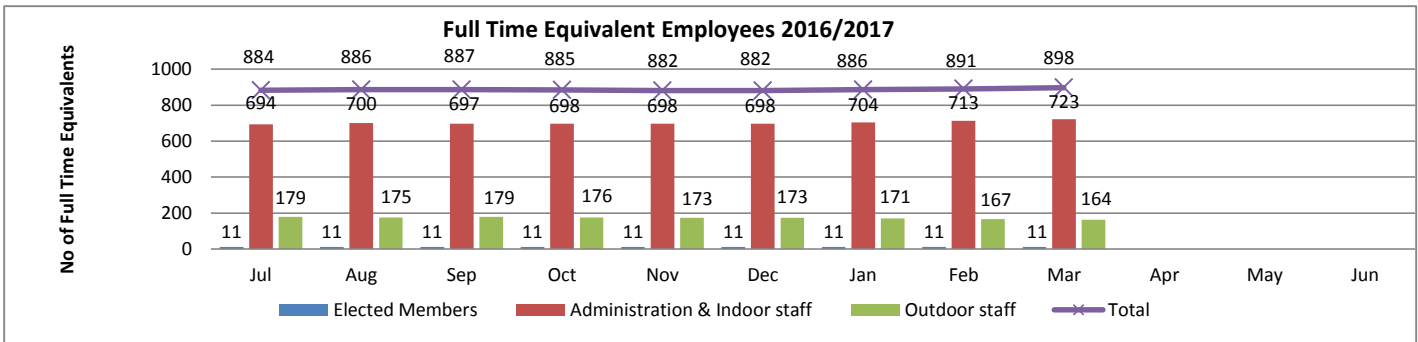
Definition of Ratios

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>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
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



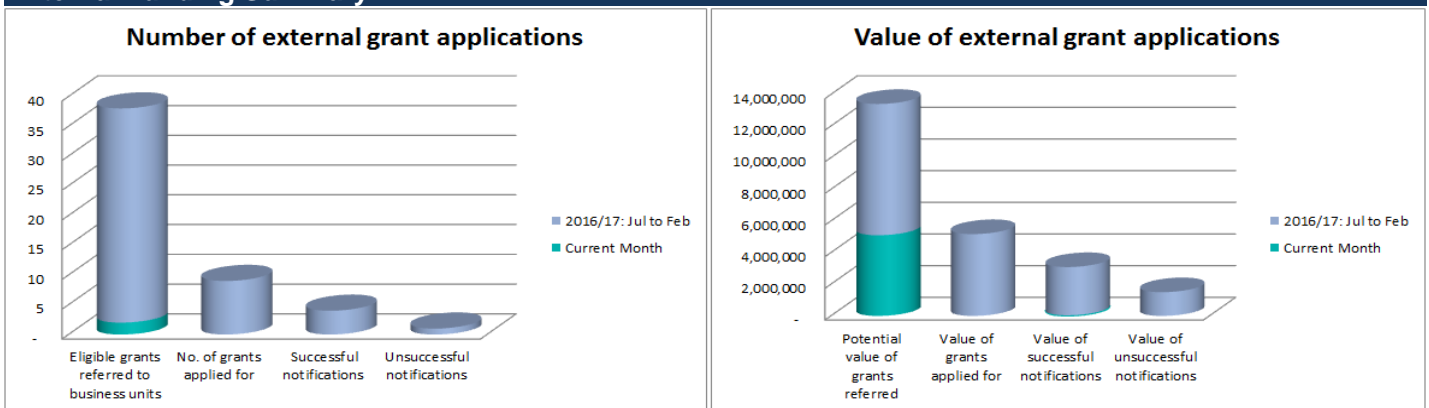
Workforce reporting - March 2017: Headcount	Employee Type							Total by Department
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part		
Office of CEO	12	3	95	13	12	0	135	
Organisational Services	2	8	98	9	13	2	132	
Community and Customer Service	35	4	250	57	26	9	381	
Infrastructure and Operations	17	5	302	8	7	2	341	
Total	66	20	745	87	58	13	989	

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	Mar-16	% Overdue	Mar-17	% Overdue	\$ Variance	% Variance
0 - 30	\$2,388	0.00%	\$5,353	0.00%	\$2,965	0.00%
31 - 60	\$2,834,037	1.62%	\$2,880,982	1.58%	\$46,945	-0.04%
61 - 90	\$67	0.00%	\$1,040	0.00%	\$973	0.00%
>90	\$3,821,112	2.18%	\$3,545,559	1.95%	-\$275,553	-0.23%
Total	\$6,657,604	3.80%	\$6,432,934	3.53%	-\$224,670	-0.27%

External Funding Summary



Month of March 2017

In the current month submitted applications include:

Several applications and EOI are now being prepared (including Smart Cities) and have been referred to business units, however no applications were made this month.

NB: Referred Bridges Renewal Program \$5M, however on review Council is not eligible.

In the current month successful applications include:

No reports for successful funding applications released this month.

Agreements were received for Lasting Legacies, increasing the funding from the original \$22K to \$24.9K

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
- QCoast2100 Program for Coastal Adaptation Study:
 - 4 phases of work over 2016/2017 and 2017/2018 - \$0.2M

The YTD main funding applications submitted & not successful include:

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



11.3 ORGANISATIONAL SERVICES**11.3.1 REPORT OF THE AUDIT COMMITTEE MEETING – 16 MARCH 2017**

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Audit Committee Meeting – 16 March 2017](#)

Authorising Officer: 
Andrew Ross
Acting General Manager Organisational Services

Responsible Officer/Author: Siggy Covill
Group Manager Corporate Governance

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 16 March 2017 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

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

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

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 16 March 2017.

STRATEGIC IMPLICATIONS**Legislative Requirements**

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

Risk Management

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

Financial

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

People

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

Environmental

There are no environmental impacts resulting from this report.

Social

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

Alignment with Council's Policy and Plans

Relationship to Corporate Plan: 8. Inclusive and ethical governance

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

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

CONSULTATION

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

OPTIONS

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 16 March 2017;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson

Seconded by: Cr W Boglary

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 16 March 2017.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 16 March 2017

Commencing at 9.30 am

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

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	4
2	RECORD OF ATTENDANCE AND APOLOGIES.....	4
3	CONFLICT OF INTEREST DECLARATION	4
4	RECEIPT AND CONFIRMATION OF MINUTES.....	5
	4.1 BUSINESS ARISING FROM PREVIOUS MINUTES	5
5	UPDATE FROM THE CHIEF EXECUTIVE OFFICER.....	6
	5.1 GENERAL COUNCIL MATTERS.....	6
	5.2 CAPITAL AND OPERATIONAL ADVISORY PANEL	6
	5.3 REDLAND INVESTMENT CORPORATION (RIC)	6
6	COUNCIL FINANCIAL REPORTS.....	6
	6.1 END OF MONTH FINANCIAL REPORTS.....	6
	6.2 FIRST BUDGET REVIEW.....	6
	6.3 SHELL FINANCIAL STATEMENTS.....	6
	6.4 ASSET MANAGEMENT PROJECT	6
	6.5 ASSET VALUATIONS.....	7
7	QUARTERLY COMPLIANCE SURVEYS	7
8	INTERNAL AUDIT PLAN	7
	8.1 AUDIT PLAN STATUS.....	7
	8.2 INTERNAL AUDIT SELF-ASSESSMENT	7
9	INTERNAL AUDIT REPORTS	7
	9.1 OFFICE OF THE CEO	7
	9.2 COMMUNITY AND CUSTOMER SERVICES.....	7
	9.3 ORGANISATIONAL SERVICES	8
10	AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION	8
	10.1 INTERNAL AUDIT RECOMMENDATIONS.....	8
11	UPDATE FROM EXTERNAL AUDITORS.....	8

12 OTHER BUSINESS 8

12.1 RISK MANAGEMENT 8

12.2 COMPLAINTS MANAGEMENT 8

12.3 PROCUREMENT 9

12.4 WORKPLACE HEALTH AND SAFETY 9

13 MEETING CLOSURE 9

1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 9.30am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Paul Gleeson	Councillor Member and Chairperson
Cr Karen Williams (Mayor)	Councillor Member
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

Secretary:

Ms Siggie Covill	Group Manager Internal Audit and Risk
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Attendees:

Mr Bill Lyon	Chief Executive Officer
Ms Louise Rusan	General Manager Community and Customer Services
Mr Peter Best	General Manager Infrastructure and Operations
Mr Andrew Ross	Acting General Manager Organisational Services
Ms Deborah Corbett-Hall	Chief Financial Officer
Ms Liz Connolly	Portfolio Director
Mr Paul Holtom	Group Manager Corporate Services
Mr Andrew Hurford	Group Manager Corporate Planning and Transformation
Ms Leandri Brown	Finance Manager Corporate Finance
Mr Kailesh Naidu	Principal Adviser Internal Audit
Mr Peter Kelley	Chief Executive Officer – Redland Investment Corporation (RIC)
Ms Melissa Read	Queensland Audit Office (QAO)
Ms Ashley Carle	Bentleys – QAO Audit Representative

Observers:

Ms Wendy Boglary	Deputy Mayor
Mr Mark Edwards	Councillor
Mr Paul Golle	Councillor
Ms Tracey Huges	Councillor
Mr Peter Mitchell	Councillor

Minutes:

Ms Fiona McCandless	Acting PA to General Manager Organisational Services
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Apologies:

Mr Martin Power	Bentleys – QAO Audit Representative
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3 CONFLICT OF INTEREST DECLARATION

Audit Committee members were requested to declare any conflict of interest arising from matters to be discussed during the meeting.

No conflict of interests declared.

4 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 13 October 2016 were presented for confirmation by the Committee.

4.1 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of the meeting from 13 October 2016 of this committee were presented.

- 4.1.1 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that a framework be prepared to manage and monitor compliance and to show accountability and controls.
- *Update provided by Group Manager Corporate Services. Item carried forward.*
- 4.1.2 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that the educational phase of the implementation of the Portfolio Management Office includes advice on reporting to auditors as a requirement, and managing and closing off of projects.
- *Completed. Portfolio Director provided update.*
- 4.1.3 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that (i) the Audit Committee be notified of any strategic changes to the Draft City Plan; and (ii) reporting on projects be split between capital and operational projects.
- *(i) Completed. Refer Item 5.1. (ii) Completed. Portfolio Director provided update.*
- 4.1.4 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that options and processes for adding funds to Go Cards be investigated.
- *Completed. Chief Finance Officer provided update.*
- 4.1.5 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that members of the Internal Audit team be trained on the new processes by the Portfolio Management Office.
- *Completed. Portfolio Director provided update.*
- 4.1.6 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that the asset management project be used as a pilot to include Internal Audit as an integral part of the advisors to the project.
- *Completed. Refer Item 6.4.*
- 4.1.7 As per Item 4.1 (Business Arising From Previous Minutes) the Committee requested that a mechanism be put in place to follow up on business improvement opportunities raised by Internal Audit.
- *Completed. Group Manager Corporate Planning and Transformation provided update.*
- 4.1.8 As per Item 5.3 (Redland Investment Corporation) the Committee requested that future updates on Redland Investment Corporation provide additional detail and more extensive reporting by the CEO of RIC.
- *Completed. Refer Item 5.3.*
- 4.1.9 As per Item 10.1 (Internal Audit Recommendations) the Committee requested that all overdue high-rated recommendations include a status update and expected completion date.
- *Completed. Refer Item 10.1.*
-

- 4.1.10 As per Item 12.2 (Risk Management) the Committee requested that the Acting Group Manager Corporate Governance (now transferred to Group Manager Internal Audit and Risk) reviews and updates specific strategic risks as per the strategic risk register.
- *Completed. Group Manager Internal Audit and Risk provided update.*

COMMITTEE DECISION

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

5 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

5.1 GENERAL COUNCIL MATTERS

The Chief Executive Officer reported to the Audit Committee on notable matters.

5.2 CAPITAL AND OPERATIONAL ADVISORY PANEL

The Chief Executive Officer updated the Audit Committee on progress of the Capital and Operational Advisory Panel.

5.3 REDLAND INVESTMENT CORPORATION (RIC)

The Chief Executive Officer of RIC updated the Audit Committee on progress of the Redland Investment Corporation.

COMMITTEE DECISION

That the Audit Committee notes the reports and updates as presented.

6 COUNCIL FINANCIAL REPORTS

6.1 END OF MONTH FINANCIAL REPORTS

Council's end of month reports for September, October, November, December 2016 and January 2017 were presented to the Audit Committee for information and an update provided by the Chief Financial Officer.

6.2 FIRST BUDGET REVIEW

The first budget review for the year ending 30 June 2017 was presented to the Audit Committee for information and an update provided by the Chief Financial Officer.

6.3 SHELL FINANCIAL STATEMENTS

The shell financial statements for the year ending 30 June 2017 will be presented to the Audit Committee for information out of session prior to the year end.

6.4 ASSET MANAGEMENT PROJECT

The approved project plan for the Asset Management Project was presented to the Audit Committee for information and an update provided by the Chief Financial Officer.

6.5 ASSET VALUATIONS

The Chief Financial Officer presented an update on asset valuations to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the financial reports and updates as presented;**
- 2. That a clear definition should be provided on when items need to be moved out of Work-In-Progress into Assets; and**
- 3. That the process relating to the new Related Parties Declaration should include continuous monitoring to ensure that the correct process is followed when someone leaves or when new people commence at Council.**

7 QUARTERLY COMPLIANCE SURVEYS

The quarterly compliance surveys for the September and December 2016 quarters were presented to the Audit Committee.

COMMITTEE DECISION

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

8 INTERNAL AUDIT PLAN

8.1 AUDIT PLAN STATUS

The status of the Audit Plan 2016-2017 was presented to the Committee for noting.

8.2 INTERNAL AUDIT SELF-ASSESSMENT

The results of the Internal Audit Self-Assessment were presented to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the status of the Audit Plan and Internal Audit Self-Assessment as presented; and**
- 2. That a clear process needs to be established for handling exceptions related to continuous monitoring.**

9 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

9.1 OFFICE OF THE CEO

- Payroll – Leavers and Joiners
- Asset Management – Decommissioning of Assets

9.2 COMMUNITY AND CUSTOMER SERVICES

- Events Management – Sponsorship-In-Kind

9.3 ORGANISATIONAL SERVICES

- Sponsorship of State Emergency Services
- Public Liability and Professional Indemnity Claims Process
- Electronic Document and Records Management System
- Local Laws

COMMITTEE DECISION

- 1. That the Audit Committee notes the reports as presented; and**
- 2. That suitable information relating to sponsorship-in-kind be considered for inclusion in Council's Annual Report.**

10 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION

10.1 INTERNAL AUDIT RECOMMENDATIONS

The Principal Adviser Internal Audit presented a progress report on audit recommendations due for implementation to the Committee. The Executive Leadership Team commented on overdue open recommendations where required.

COMMITTEE DECISION

That the Audit Committee notes the reports and updates as presented.

11 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented their Final Management Report for the Year Ended 30 June 2016, their 2017 External Audit Plan and an update on notable matters to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the documents and update as presented.

12 OTHER BUSINESS

12.1 RISK MANAGEMENT

The Group Manager Internal Audit and Risk updated the Committee on risk management issues.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

12.2 COMPLAINTS MANAGEMENT

The report provided by the Head of Human Resources updating the Audit Committee on administrative action and Councillor complaints was noted and accepted.

COMMITTEE DECISION

That the Audit Committee notes the report as provided.

12.3 PROCUREMENT

The report provided by the Acting General Counsel updating the Audit Committee on Council's procurement was noted and accepted.

COMMITTEE DECISION

That the Audit Committee notes the report as provided.

12.4 WORKPLACE HEALTH AND SAFETY

The report provided by the Service Manager Workplace Health, Safety & Wellbeing updating the Audit Committee was noted and accepted.

COMMITTEE DECISION

That the Audit Committee notes the report as provided.

13 MEETING CLOSURE

The Chairperson declared the meeting closed at 11.31am.

**11.3.2 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL
GENERAL ASSEMBLY 2017**

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Andrew Ross
Acting General Manager Organisational Services

Responsible Officer:

Paul Holtom
Group Manager Corporate Services

Report Author:

Paul Holtom
Group Manager Corporate Services

PURPOSE

The purpose of this report is to seek Council's endorsement for attendance by one or more Councillor at the 2017 Australian Local Government Association (ALGA) National General Assembly.

BACKGROUND

The 2017 ALGA National General Assembly will be held in Canberra from June 18 to June 21. The theme for this year's Assembly is 'Building Tomorrow's Communities'.

Each year the ALGA National General Assembly draws delegates from across local government in Australia to debate and vote on significant motions and to listen to the key political and business leaders who address the forum.

Council is a member of ALGA and has a strong record of contributing to debate and supporting ALGA in its advocacy efforts for local government across Australia. As a member, Council has full voting rights on the motions that will be debated by delegates.

ISSUES

The 2017 ALGA National General Assembly will be held in Canberra from Sunday 18 June to Wednesday 21 June. The theme for this year's Assembly is 'Building Tomorrow's Communities'. This theme invites delegates to reflect on the roles and responsibilities of local government, its funding and relative place in the Federation. It acts as an enabler for local government to define for itself:

- what business local government is in;
- the resources needed to do it; and
- what should be expected from the Commonwealth and should be expected from state and territory governments.

Relevant motions will be submitted against these issues and Council's membership of ALGA entitles Council to contribute to debate and to vote on each motion after it is debated.

Networking and knowledge sharing will occur through panel discussions and concurrent sessions. Invited or confirmed speakers to address Assembly delegates include:

- The Prime Minister;
- The Leader of the Opposition;
- Deputy Prime Minister and Minister for Infrastructure and Regional Development;
- The Minister for Immigration and Border Protection;
- The Shadow Minister for Regional Development and Local Government.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements pertaining to the ALGA National General Assembly.

Risk Management

There are no specific risk management issues pertaining to the ALGA National General Assembly.

Financial

Budget has been provided for Council to be represented at this Assembly.

The approximate cost for each Councillor to attend the ALGA National General Assembly including travel, accommodation, registration and sundry costs is \$2500.

People

There are no specific people issues pertaining to the ALGA National General Assembly.

Environmental

There are no specific environmental issues pertaining to the ALGA National General Assembly.

Social

There are no specific social issues pertaining to the ALGA National General Assembly.

Alignment with Council's Policy and Plans

Council's Corporate Plan includes a commitment to establish and maintain effective partnerships with local, regional and national organisations and governments to deliver the visions and goals of the community. Attendance at the Assembly supports the achievement of this commitment.

CONSULTATION

No formal consultation has taken place in preparing this report. This is an annual local government forum where Council has traditionally been represented. Attendance at the Assembly will provide the Councillor with opportunities to consult with peers from across Australia.

OPTIONS

1. That Council resolves to be represented by the Mayor and one or more Councillors at the 2017 ALGA National General Assembly.
2. That Council resolves to send one Councillor to this year's Australian Local Government National General Assembly.
3. That Council resolves to not send any delegates to this year's Australian Local Government National General Assembly.

OFFICER'S RECOMMENDATION

That Council resolves to be represented by the Mayor and one or more Councillors at the 2017 ALGA National General Assembly.

COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr M Elliott

That Council resolves to be represented by the Mayor and Councillors Paul Gollè and Tracey Huges at the 2017 ALGA National General Assembly.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

11.3.3 AMENDED LOCAL LAW MAKING PROCESS

Objective Reference: A124442
Reports and Attachments

Attachment: [Amended Local Law Making Process](#)

Authorising Officer: 
Andrew Ross
General Manager Organisational Services

Responsible Officer: Paul Holtom
Group Manager Corporate Services

Report Author: Carla Newman
Corporate Governance & Policy Officer

PURPOSE

The purpose of this report is to recommend Council adopt the amended process specified in the document titled "Local Law Making Process" comprising Annexure A.

The resolution to adopt this process repeals the resolution made on 30th March 2011; That Council resolve to adopt the attached Local Law Making Process, as Council's process for making local law.

BACKGROUND

Under the *Local Government Act 2009* (the Act), section 29 local law making process;

(1) A local government may decide its own process for making local law to the extent that the process is not inconsistent with this part.

On 30th March 2011 Council adopted a local law making process, developed in consultation with King and Company Solicitors and Councils Local Law Planning Unit. This process complied with the framework required by the Act, promoting best practice and transparent process in the development of local laws.

Since the adoption of the Local Law Making Process in 2011, updates to various pieces of legislation as well as administrative changes, have warranted amendments to this document to ensure a current and relevant process is adopted.

ISSUES

Council's local law making process has been updated in consultation with King and Company solicitors who have provided advice to Council to adopt the amended process.

The Local Government Act 2009 provides power for local governments to make and enforce local laws for the good rule and local government of its local government area. The Act provides an outcome based framework on how local governments are to make their local laws and allows a local government to develop its own detailed process within this framework.

By adopting a local law making process, Council can be confident that legislative requirements are being adhered to and that Ministerial evaluation of the process would result in an acceptable standard being met. The process provides a framework for an ethical and transparent practice for implementing or amending local laws. This ensures consistency with State legislation and guidelines and promotes a well-informed community contributing to decision making through consultation.

Amendments to the current process are detailed in the below table:

Section/Page (based on updated process)	Amendment Details	Reason for amendment
All Titles	Identify headings as Part A, Part B etc.	Administrative
Part B - title	Amendment of wording from 'Making a local law that is an adopted local law', to: 'making a local law that incorporates a model local law.'	Administrative change
Part B Step 3	Separated into two separate steps.	Administrative change
Part B Step 7 Part C step 9 Part D Step 8	Amend to allow 14 days to provide notice to the Minister (previously 7 days) Inclusion of word 'electronic'	Procedural change to align with legislation
Part C Step 6	Resolution to make or proceed with the making has been incorporated into one step (previously step 6 & Step 9)	Administrative change
Part D	Update to reference to current legislation 'Local Government Regulation 2012'	Legislative change
Part D	Example updated to include Public Interest Test guidelines	Administrative change
Part D step 5	Additional options to proceed with Local Law making (creates consistency with part C)	Administrative change
Part D step 6	Amendment to required sections of Local Government Act 2009 – was 1 – 3, now 1 – 4	Administrative change

Repeal of current process

Councils corporate policy POL-3127 Council Meeting Standing Orders, Part 3, Division 1, 13 states:

4. Where a resolution (a later resolution) of the local government relates to a matter the subject of a previous resolution (a previous resolution) passed more than 3

months previous, the previous resolution is amended or repealed to the extent that it is inconsistent with the later resolution.

The resolution to adopt the document titled “Local Law Making Process” comprising of Annexure A, will repeal the previous resolution made on 30th March 2011 to adopt the current process, as per Council’s abovementioned policy.

STRATEGIC IMPLICATIONS

Legislative Requirements

The Local Government Act 2009 chapter 3, part 1, provides power for local governments to make and enforce local laws and sets the framework that the Local Governments must adhere to.

The legislative Standards Act 1992 defines the fundamental legislative principles for drafting local laws.

National Competition Policy guidelines provide the procedure prescribed by regulation where an anti-competitive provision is identified in the Local Law.

Risk Management

Through adoption of the amended Local Law Making process, Council is mitigating risks in the following areas:

- Legislative requirements met
- Consistency with State laws and local government principles
- Transparency and community interest and consultation
- Good governance and best practice processes
- Meeting standards set by State Government

Financial

The recommendation of this report provides no direct financial impact.

People

The recommended amendments to Redland City Council Local Law Making Process will have no impact on staff resources.

Environmental

There are no environmental implications.

Social

There are no social implications.

Alignment with Council's Policy and Plans

This report has a direct relationship with the following item 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.

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

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.

The recommendations of the report also support the Council's corporate policy POL-3002 Governance in which Councils objective is to enhance confidence in the organisation, our decisions and our actions through working within our governance principles.

CONSULTATION

The amended Redland City Council Local Law Making Process has been drafted by King and Company drafting solicitors.

OPTIONS

1. That Council resolves, for the purposes of section 29(1) of the *Local Government Act 2009*, that its process for making each local law of Council is the process specified in the document titled "Local Law Making Process" as attached.
2. That Council resolves, for the purposes of section 29(1) of the *Local Government Act 2009*, not to adopt the process specified in the document titled "Local Law Making Process" as attached.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr L Hewlett
Seconded by: Cr P Gollè

That Council resolves, for the purposes of section 29(1) of the *Local Government Act 2009*, that its process for making each local law of Council is the process specified in the document titled "Local Law Making Process" as attached.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Annexure A

LOCAL LAW MAKING PROCESS

Part A—Introduction

For the purposes of section 29(1) of the *Local Government Act 2009*, the local government's process for making each local law of the local government is the process detailed below.

The process—

- (a) applies to the making of—
 - (i) each local law that incorporates a model local law; and
 - (ii) each local law that is a subordinate local law; and
 - (iii) each other local law; but
- (b) does not apply to a local law that is an interim local law.

Part B—Making a local law that incorporates a model local law

The process (model local law making process) stated in this Part B must be used to make a local law that incorporates a model local law into the local laws of the local government.

- Step 1 — By resolution, propose to incorporate the model local law.
- Step 2 — If the model local law contains an anti-competitive provision, comply with the procedures prescribed under a regulation for the review of anti-competitive provisions.
- Step 3 — If there is an existing local law about a matter in the model local law that would be inconsistent with the matter in the model local law—amend or repeal the existing local law so that there is no inconsistency.
- Step 4 — By resolution, incorporate the model local law.
- Step 5 — Let the public know that the local law has been made, by publishing notice of the making of the local law in accordance with the requirements of section 29B(1) to (4) inclusive of the *Local Government Act 2009*.
- Step 6 — As soon as practicable after the notice is published in the gazette, ensure that a copy of the local law may be inspected and purchased at the local government's public office.
- Step 7 — Within 14 days after the notice is published in the gazette, give the Minister—
 - (a) a copy of the notice; and
 - (b) a copy of the local law in electronic form; and
 - (c) if the local law contains 1 or more anti-competitive provisions—

- (i) advice of each anti-competitive provision; and
- (ii) the reasons for their inclusion.

Step 8 — Update the local government's register of its local laws.

Part C—Making an “other” local law

The process (other local law making process) stated in this Part C must be used to make a local law (a proposed local law) other than—

- (a) a model local law; or
- (b) an interim local law; or
- (c) a subordinate local law.

Step 1 — By resolution, propose to make the proposed local law.

Step 2 — Consult with relevant government entities about the overall State interest in the proposed local law.

Step 3 — Consult with the public about the proposed local law for at least 21 days (the consultation period) by—

- (a) publishing a notice (a consultation notice) about the proposed local law at least once in a newspaper circulating generally in the local government's area; and
- (b) displaying the consultation notice in a conspicuous place at the local government's public office from the first day of the consultation period until the end of the last day of the consultation period; and
- (c) making a copy of the proposed local law available for inspection at the local government's public office during the consultation period; and
- (d) making copies of the proposed local law available for purchase at the local government's public office during the consultation period.

The consultation notice must state the following—

- (a) the name of the proposed local law; and
- (b) the purpose and general effect of the proposed local law; and
- (c) the length of the consultation period and the first and last days of the period; and
- (d) that written submissions by any person supporting or objecting to the proposed local law may be made and given to the local government on or before the last day of the consultation period stating—
 - (i) the grounds of the submission; and

- (ii) the facts and circumstances relied on in support of the grounds.

If the local government decides, by resolution, that the proposed local law only amends an existing local law to make an insubstantial change, the local government may proceed to step 6 without satisfying step 3 or step 5.

Step 4 — If the proposed local law contains an anti-competitive provision, comply with the procedures prescribed under a regulation for the review of anti-competitive provisions. For avoidance of doubt, step 3, and this step 4, may be undertaken contemporaneously.

Step 5 — Accept and consider every submission properly made to the local government.

A submission is properly made to the local government if it —

- (a) is the written submission of any person about the proposed local law; and
- (b) states—
 - (i) the grounds of the submission; and
 - (ii) the facts and circumstances relied on in support of the grounds; and
- (c) is given to the local government on or before the last day of the consultation period.

Step 6 By resolution, decide whether to—

- (a) proceed with the making of the proposed local law as advertised; or
- (b) proceed with the making of the proposed local law with amendments; or
- (c) make the proposed local law as advertised; or
- (d) make the proposed local law with amendments; or
- (e) not proceed with the making of the proposed local law.

If the local government resolves to proceed with the making of the proposed local law with amendments, and the amendments are substantial, the local government may again —

- (a) consult with the public at step 3; and
- (b) accept and consider every submission properly made to the local government at step 5.

For the avoidance of doubt, if an amendment changes an anti-competitive provision, the local government must again comply with the procedures prescribed under a regulation for the review of anti-competitive provisions for the amended anti-competitive provision.

- Step 7 — Let the public know that the local law has been made, by publishing notice of the making of the local law in accordance with the requirements of section 29B(1) to (4) inclusive of the *Local Government Act 2009*.
- Step 8 — As soon as practicable after the notice is published in the gazette, ensure that a copy of the local law may be inspected and purchased at the local government's public office.
- Step 9 — Within 14 days after the notice is published in the gazette, give the Minister—
- (a) a copy of the notice; and
 - (b) a copy of the local law in electronic form; and
 - (c) if the local law contains 1 or more anti-competitive provisions—
 - (i) advice of each anti-competitive provision; and
 - (ii) the reasons for their inclusion.
- Step 10— Update the local government's register of its local laws.

Part D—Making a subordinate local law

The process (subordinate local law making process) stated in this Part D must be used to make a subordinate local law (a proposed subordinate local law).

The local government may start the process for making a subordinate local law even though the process for making the local law (including a model local law) on which the subordinate local law is to be based (the proposed authorising law) has not finished.

The local government may use steps 1 to 5 of the subordinate local law making process (other than actually making the subordinate local law) before the proposed authorising law is made if—

- (a) in making the proposed authorising law, the local government has to satisfy—
 - (i) the model local law making process; or
 - (ii) the other local law making process; and
- (b) if the proposed authorising law is made under the other local law making process— the notice about the subordinate local law under step 2 of the subordinate local law making process is published no earlier than the notice about the proposed authorising law under step 3 of the other local law making process is published.

For the avoidance of doubt, a subordinate local law made by the local government using the process detailed in this Part D may provide for the local government to, from time to time, by resolution, reference or incorporate information.

For example, under the *Local Government Regulation 2012*, the competition policy guidelines for the identification of anti-competitive provisions are a document made by the department and available for inspection on the department's website.

Step 1 — By resolution, propose to make the proposed subordinate local law.

Step 2 — Consult with the public about the proposed subordinate local law for at least 21 days (the consultation period) by—

- (a) publishing a notice (also a consultation notice) about the proposed subordinate local law at least once in a newspaper circulating generally in the local government's area; and
- (b) displaying the consultation notice in a conspicuous place in the local government's public office from the first day of the consultation period until the end of the last day of the consultation period; and
- (c) making a copy of the proposed subordinate local law available for inspection at the local government's public office during the consultation period; and
- (d) making copies of the proposed subordinate local law available for purchase at the local government's public office during the consultation period.

The consultation notice must state the following—

- (a) the name of the proposed subordinate local law; and
- (b) the name of—
 - (i) the local law allowing the proposed subordinate local law to be made; or
 - (ii) if the local government has started the process for making a subordinate local law even though the process for making the proposed authorising law on which the subordinate local law is to be based has not finished — the proposed authorising law; and
- (c) the purpose and general effect of the proposed subordinate local law; and
- (d) the length of the consultation period and the first and last days of the period; and
- (e) that written submissions by any person supporting or objecting to the proposed subordinate local law may be made and given to the local government on or before the last day of the consultation period stating—
 - (i) the grounds of the submission; and
 - (ii) the facts and circumstances relied on in support of the grounds.

If the local government decides, by resolution, that the proposed subordinate local law only amends an existing subordinate local law to make an

insubstantial change, and the amendment does not affect an anti-competitive provision, the local government may proceed to step 5 without satisfying any of step 2 to step 4 inclusive.

Step 3 — If the proposed subordinate local law contains an anti-competitive provision, comply with the procedures prescribed under a regulation for the review of anti-competitive provisions. For avoidance of doubt, step 2, and this step 3, may be undertaken contemporaneously.

Step 4 — Accept and consider every submission properly made to the local government.

A submission is properly made to the local government if it—

- (a) is the written submission of any person about the proposed subordinate local law; and
- (b) states—
 - (i) the grounds of the submission; and
 - (ii) the facts and circumstances relied on in support of the grounds; and
- (c) is given to the local government on or before the last day of the consultation period.

Step 5 — By resolution, decide whether to—

- (a) proceed with the making of the proposed subordinate local law as advertised; or
- (b) proceed with the making of the proposed subordinate local law with amendments; or
- (c) make the proposed subordinate local law as advertised; or
- (d) make the proposed subordinate local law with amendments; or
- (e) not proceed with the making of the proposed subordinate local law.

If the local government resolves to proceed with the making of the proposed subordinate local law with amendments, and the amendments are substantial, the local government may again —

- (a) consult with the public at step 2; and
- (b) accept and consider every submission properly made to the local government at step 4.

For the avoidance of doubt, if an amendment changes an anti-competitive provision, the local government must again comply with the procedures prescribed under a regulation for the review of anti-competitive provisions for the amended anti-competitive provision.

- Step 6 — Let the public know that the subordinate local law has been made, by publishing notice of the making of the subordinate local law in accordance with the requirements of section 29B(1) to (4) inclusive of the *Local Government Act 2009*.
- Step 7 — As soon as practicable after the notice is published in the gazette, ensure that a copy of the subordinate local law may be inspected and purchased at the local government's public office.
- Step 8 — Within 14 days after the notice is published in the gazette, give the Minister—
- (a) a copy of the notice; and
 - (b) a copy of the subordinate local law in electronic form; and
 - (c) if the subordinate local law contains 1 or more anti-competitive provisions—
 - (i) advice of each anti-competitive provision; and
 - (ii) the reasons for their inclusion.
- Step 9 — Update the local government's register of its local laws.

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11.3.4 PROPOSAL TO MAKE SUBORDINATE LOCAL LAW**Objective Reference:** A124442**Attachments:** [Draft Subordinate Local Law 1.4 \(Installation of Advertising Devices\) 2017](#)
[A2303727 Public Interest Test Plan - Subordinate Local Law No. 1.4 \(Installation of Advertising Devices\) 2017](#)**Authorising Officer:****John Oberhardt**
General Manager Organisational Services**Responsible Officer:****Paul Holtom**
Group Manager Corporate Governance**Report Author:****Carla Newman**
Corporate Governance & Policy Officer

PURPOSE

The purpose of this report is to recommend commencement of the Local Law Making Process to make Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017, which repeals Redland City Council's Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015.

BACKGROUND

Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015, provides regulated requirements and assessment criteria for installation of temporary advertising devices. Permanent advertising devices are currently assessed under the Redlands Planning Scheme.

On 28 February 2017 Council resolved to send the draft City Plan to the State Planning Minister to approve for adoption. The draft City Plan contains no provisions for regulating installation of permanent advertising devices. Given the local laws are already providing for assessment of temporary signs, it is practical to amend this subordinate local law to include provisions to regulate permanent signs.

On 4 April 2017 Council convened to workshop potential amendments to Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015. It was agreed that Council would proceed with the amendments in the subordinate law to include provisions to assess permanent signs in Redland City.

ISSUES

Council is required to make local laws in accordance with the Local Law Making Process and requirements outlined in Chapter 3 Part 1 of the *Local Government Act 2009*. This includes public consultation prior to Council adopting any amendments to the local law.

Drafting

The proposed amendments to the current subordinate law include descriptions of the permanent sign types and assessment criteria for additional sign types. Extensive drafting from Council's drafting solicitors would be required to draft the changes as an amendment to the current subordinate law. It is therefore recommended that Council make a new subordinate local law to repeal the current Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015. Drafting a new subordinate law and repealing the current subordinate law supports the limited timeframes to adopt the amendments, and provides a more user friendly document for both the community and Council officers to administer the assessment criteria for the activity of installing advertising devices.

Amendments

The table below outlines a summary of the amendments to be made to the subordinate local law.

Summary of amendments incorporated into Subordinate Local Law 1.4	
New sign description	Reason for amendment
Awning Sign	Definitions added for signs previously identified in the Redlands Planning Scheme
Billboard sign	
Blind & Canopy Sign	
Flag sign	
Pillar sign	
Pole sign	
Projecting Image Sign	
Projecting Wall sign	
Pylon Sign	
Replica Object Sign	
Roof Sign	
Wall Sign	
Window Sign	
Home Business Sign	
Sporting Field Fence Sign	
Electronic Display Component Sign	Previously listed as Electronic Graphic Display Screen
Freestanding Banner Sign	Added as an additional description to current sign types
Signs Removed	
Animated sign	Now assessed as an Electronic Display Component Sign
Blackboard sign	Assessable under other sign categories
Electronic Graphic Display Screen	Now assessed as an Electronic Display Component Sign
Other amendments	
Inclusion of additional sign definitions to Assessment table	To identify assessment criteria for new sign descriptions

Community Consultation

It is proposed that community consultation on the subordinate local law is conducted for a period of 21 days commencing on 2 May 2017. The consultation will include:

- Public notice in Redland City Bulletin;
- Redland City Council website communication and online submission form;
- Printable submission forms for Customer Contact Centres;
- Display of the public notice in Council's public offices; and
- Copy of the subordinate local law available for review or purchase from Customer Contact Centres.

Anti-competitive Provisions

Section 38 of the *Local Government Act 2009* requires Council to conduct public interest tests on possible anti-competitive provisions when making local and subordinate local laws. An anti-competitive provision is a provision that is identified as creating barriers to entry into a market, or barriers within a market.

Anti-competitive provisions have been identified in the proposed Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017 attached.

The attached Public Interest Test Plan has been prepared in accordance with guidelines issued by the Queensland Department of Infrastructure and Planning and called up by regulation under the *Local Government Act 2009* to provide a basis for community consultation. The plan details activities to be conducted during the test and identifies the depth of analysis to be carried out on the possible anti-competitive provisions.

For avoidance of doubt, the community consultation period for the anti-competitive provisions will be undertaken contemporaneously with the consultation of the proposed amended subordinate local law.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* provides power for local governments to make and enforce local laws for the good rule and local government of its local government area. The Act details prescriptive provisions local governments are required to adhere to in the process of making, recording and reviewing local laws.

Council will be required to undergo a process of State interest checks, in addition to community consultation for these local law amendments to ensure compliance with the legislative requirements, while ensuring an equitable and transparent process, with opportunity for the community to voice their support, concerns or suggestions regarding the proposed amendments.

The amended local laws are required to be drafted in accordance with the requirements of the Legislative Standards Act 1992. Council's drafting solicitors will review all drafts for amendments to ensure compliance with this legislative requirement.

Amendments to the local law require review for any anti-competitive provisions, and will need to be actioned in accordance with the National Competition Policy Guidelines for conducting reviews on anti-competitive provisions in local laws.

Risk Management

In making the Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017, Council is reducing any risk that may result from the removal of provisions in the planning scheme, to assess advertising devices. This will be achieved through the regulating the assessment process under the subordinate local law.

Financial

Fees and charges are currently in the fee schedule and provide the ability to recover the costs incurred for assessment and licencing of signs, as required in the subordinate local law. No changes are required at this stage to these fees and charges. Permanent sign licencing is currently managed in the Development Control

Unit and the associated costs and revenue have been accounted for in the budget development.

People

The amendments to Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015 will have an impact on the resourcing within the Development Control Unit, who will take on the responsibility for licencing permanent signs. It is anticipated that this work will be absorbed by current resourcing and a review of the current sign licencing process will be undertaken.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of their local government areas through their local laws. The proposed subordinate local law will relate to all members of the Redlands community. Community consultation will provide the opportunity for community members to have their say on the proposal through providing a submission during the consultation period.

Alignment with Council's Policy and Plans

The process for making the proposed laws and the associated recommendations of this report are in accordance with Council's adopted practice for making local laws. The process is also in keeping with Council's Corporate Plan Priority 8 Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council.

CONSULTATION

In drafting the proposed subordinate law consultation has occurred with:

- All relevant operational areas of Council
- Elected representatives
- King & Company Solicitors

OPTIONS

Option One

That Council resolves to:

1. Propose to make *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*;
 2. Approve the public interest test plan titled "*Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*" a copy of which is attached to the report considered by Council prior to the making of this resolution;
 3. Delegate to the Chief Executive Officer under s.257(1)(b) *Local Government Act 2009* to decide:
 - a) How the public interest test of *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017* is to be conducted;
 - b) The matters with which the public interest test report in relation to *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017* must deal; and
-

- c) The consultation process for the public interest test and how the process is to be used in the public interest test.
4. Consult with the public about Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017 for at least 21 days (the consultation period) by:
 - a) Publishing a notice (a consultation notice) about the proposed amendments at least once in a newspaper circulating generally in the local governments area;
 - b) Displaying the consultation notice in a conspicuous place at the local government's public office from the first day of the consultation period until the end of the last day of the consultation period; and
 - c) Making particulars of the proposed amendments available for inspection at the local government's public office during the consultation period until the end of the last day of the consultation period.
5. Accept and consider every submission properly made to Council about *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*.

Option Two

That Council resolves to accept the officer's recommendation with amendments to the proposed subordinate law and progress with community consultation and the Public Interest Test Plan.

Option Three

That Council resolves to not accept the officer's recommendations.

OFFICER'S RECOMMENDATION

Moved by: Cr M Elliott
Seconded by: Cr W Boglary

That Council resolves to:

1. Propose to make *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*;
2. Approve the public interest test plan titled "*Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*" a copy of which is attached to the report considered by Council prior to the making of this resolution;
3. Delegate to the Chief Executive Officer under s.257(1)(b) *Local Government Act 2009* to decide:
 - a) How the public interest test of *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017* is to be conducted;
 - b) The matters with which the public interest test report in relation to Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017 must deal; and
 - c) The consultation process for the public interest test and how the process is to be used in the public interest test.
4. Consult with the public about Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017 for at least 21 days (the consultation period) by:

- a) Publishing a notice (a consultation notice) about the proposed amendments at least once in a newspaper circulating generally in the local governments area;
 - b) Displaying the consultation notice in a conspicuous place at the local government's public office from the first day of the consultation period until the end of the last day of the consultation period; and
 - c) Making particulars of the proposed amendments available for inspection at the local government's public office during the consultation period until the end of the last day of the consultation period.
5. Accept and consider every submission properly made to Council about *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*.

PROCEDURAL MOTION

Moved by: Cr J Talty

That the Item lie on the table.

LOST 4/7

Crs Huges, Talty, Gleeson and Bishop voted FOR the motion.

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott and Williams voted AGAINST the motion.

PROPOSED AMENDMENT MOTION

Moved by: Cr P Bishop

Seconded by: Cr W Boglary

That the Officer's Recommendation be amended as follows:

That an extra point 6. Be added to the officer's recommendation as follows:

6. **That the community will be able to make a formal submission on the subordinate local law for 21 days from Tuesday 2 May until Monday 22 May 2017.**

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Cr Bishop's motion with the amendment became the motion and was put as follows:

That Council resolves to:

1. **Propose to make *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*;**
2. **Approve the public interest test plan titled "*Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*" a copy of which is attached to the report considered by Council prior to the making of this resolution;**
3. **Delegate to the Chief Executive Officer under s.257(1)(b) *Local Government Act 2009* to decide:**
 - d) **How the public interest test of *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017* is to be conducted;**

- e) The matters with which the public interest test report in relation to Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017 must deal; and
 - f) The consultation process for the public interest test and how the process is to be used in the public interest test.
4. Consult with the public about Subordinate Local Law 1.4 (Installation of Advertising Devices) 2017 for at least 21 days (the consultation period) by:
- d) Publishing a notice (a consultation notice) about the proposed amendments at least once in a newspaper circulating generally in the local governments area;
 - e) Displaying the consultation notice in a conspicuous place at the local government's public office from the first day of the consultation period until the end of the last day of the consultation period; and
 - f) Making particulars of the proposed amendments available for inspection at the local government's public office during the consultation period until the end of the last day of the consultation period.
5. Accept and consider every submission properly made to Council about *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*; and
6. That the community will be able to make a formal submission on the subordinate local law for 21 days from Tuesday 2 May until Monday 22 May 2017.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Redland
CITY COUNCIL

Redland City Council

**Subordinate Local Law No. 1.4
(Installation of Advertising Devices)
2017**



Redland City Council

Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017

Contents

Part 1	Preliminary.....	4
	1 Short title	4
	2 Purpose and how it is to be achieved	4
	3 Authorising local law	4
	4 Definitions	4
Part 2	Approval for prescribed activity	4
	5 Matters regarding the prescribed activity—Authorising local law, ss 6(3), 6(4), 8(2)(a), 9(1)(d), 10(3), 12, 13(a), 14(1)(a).....	4
	6 Approvals that are non-transferable—Authorising local law, s 15(2).....	5
Part 3	Application to State-controlled roads	5
	7 State-controlled roads to which the local law applies—Authorising local law, schedule 1	5
Part 4	Repeal	5
	8 Repeal.....	5
Schedule 1	Installation of advertising devices.....	7
Schedule 2	Categories of approval that are non-transferable	11
Schedule 3	Definitions and prescribed criteria for installation, erection and display of advertising devices	12
	1. Awning signs	12
	2. Balloon, blimp, kite or cold air inflatable sign.....	14
	3. Banner sign	15
	4. Banner freestanding sign	15
	5. Billboard sign	17

6	Blind or canopy sign.....	17
7	Boundary fence sign	18
8	Bunting sign	18
9	Community event sign	19
10	Community event directional sign	19
11	Construction project sign	20
12	Construction site fence sign.....	20
13	Display home sign.....	21
14	Election polling place sign.....	22
15	Election sign.....	22
16	Election stall sign	23
17	Electronic display component –high impact sign	23
18	Electronic display component –low impact sign	25
19	Commercial flag pole sign.....	25
20	Footway sign.....	26
21	Footway dining furniture sign	27
22	Garage sale sign.....	27
23	Home business sign.....	28
24	Illuminated sign	28
25	Mobile sign.....	29
26	Motor vehicle sign	29
27	Pillar Sign	30
28	Pole sign	31
29	Projected Image Sign.....	31
30	Projected Wall Sign.....	32
31	Public infrastructure sign.....	32
32	Pylon sign.....	33
33	Real estate land promotional sign	33
34	Real estate sign	34
35	Replica Object Sign	36
36	Roof – created roof sign.....	36

37	Roof – painted sign	37
38	Roof–sky sign	37
39	Social and welfare sign	38
40	Sporting field fence sign.....	38
41	Statutory sign	39
42	Third party advertising sign.....	39
43	Trade sign	40
44	Unclassified/special case sign	40
45	Wall sign.....	41
46	Window sign.....	41
Schedule 4	General criteria for installation, erection and display of advertising devices.....	42
Schedule 5	Zone categorization criteria for installation, erection and display of advertising devices.....	45
Schedule 6	State-controlled roads to which the local law applies	49
Schedule 7	Dictionary.....	50

DRAFT

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No. 1 (Administration) 2015* which provides for a legal and procedural framework for the administration, implementation and enforcement of the local government's local laws, subordinate local laws and other regulatory powers, and for miscellaneous administrative matters.
- (2) The purpose is to be achieved by providing for—
 - (a) various matters regarding the granting of approvals for prescribed activities; and
 - (b) further specification of the definitions relevant to various prescribed activities.
- (3) In particular, the purpose of this subordinate local law is to supplement the legal and procedural framework for the prescribed activity named in schedule 1, section 1.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 1 (Administration) 2015* (the *authorising local law*).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 7 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

5 Matters regarding the prescribed activity—Authorising local law, ss 6(3), 6(4), 8(2)(a), 9(1)(d), 10(3), 12, 13(a), 14(1)(a)

- (1) Schedule 1—
 - (a) names a prescribed activity in section 1; and
 - (b) prescribes the matters specified in this section for the prescribed activity.
- (2) For section 6(3) of the authorising local law, it is declared that section 6(2) of the authorising local law does not apply to the particular activities stated in section 2

of schedule 1.

- (3) For section 6(4) of the authorising local law, it is declared that the prescribed activity named in section 1 of schedule 1 is a category 1 activity.
- (4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 3 of schedule 1.
- (5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.
- (6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.
- (7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.
- (8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.
- (9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.

6 Approvals that are non-transferable—Authorising local law, s 15(2)

For section 15(2) of the authorising local law, it is declared that the categories of approval listed in schedule 2 are non-transferable.

Part 3 Application to State-controlled roads

7 State-controlled roads to which the local law applies—Authorising local law, schedule 1

For the purposes of the definition of *road* in schedule 1 of the authorising local law, the State-controlled roads listed in schedule 6 are roads to which the authorising local law applies unless otherwise provided in the local law.

Note

The display of an advertising device which is placed on, or visible from, a State-controlled road may—

- (a) be regulated under the Roadside Advertising Guide of the Department of Transport and Main Roads;*
- and*
- (b) also require an approval from the Department.*

Part 4 Repeal

8 Repeal

This subordinate local law repeals *Subordinate Local Law No. 1.4 (Installation of*

Advertising Devices) 2015.

DRAFT

Schedule 1 Installation of advertising devices

1. Prescribed activity

Installation of advertising devices.

2. Activities that do not require an approval under the authorising local law

- (1) An approval is not required under the authorising local law for the prescribed activity if the activity is the installation, erection or display of a permitted advertisement that is visible from a road or other public place.
- (2) A *permitted advertisement* is an advertising device that is visible from a road or other public place which is—
 - (a) defined in schedule 3; and
 - (b) permitted, installed, erected and displayed in accordance with—
 - (i) the prescribed criteria specified in schedule 3; and
 - (ii) the general criteria specified in schedule 4; and
 - (iii) the zone categorization criteria specified in schedule 5.

3. Documents and materials that must accompany an application for an approval

- (1) Full details of the proposed advertising device including—
 - (a) the name and address of the premises at which the proposed advertising device will be installed; and
 - (b) the name and address of the person responsible for the installation of the advertising device; and
 - (c) the name and address of any business which will be advertised on the advertising device.
- (2) Details of all building work and other work to be carried out under the approval.
- (3) Details of the time and place at which the prescribed activity will be undertaken.
- (4) The proposed term of the approval.
- (5) The impact, if any, of the prescribed activity on pedestrian or vehicular traffic.
- (6) The materials, equipment and vehicles to be used in the undertaking of the prescribed activity.
- (7) Plans and specifications detailing—
 - (a) the location of the proposed advertising device; and
 - (b) particulars of the content, design, dimensions and construction of the proposed advertising device; and
 - (c) a site plan, to scale, of the proposed advertising device; and
 - (d) if the applicant is not the owner of the premises on which the proposed advertising device is to be installed, erected or displayed, the consent of the owner of the premises to the installation, erection and display of the

- advertising device; and
- (e) a copy of each development approval (if applicable) required for the installation, erection and display of the proposed advertising device; and
- (f) a pictorial representation of the proposed advertising device.

4. Additional criteria for the granting of an approval

- (1) The conduct of the prescribed activity must not—
 - (a) result in—
 - (i) harm to human health or safety; or
 - (ii) property damage or loss of amenity; or
 - (iii) nuisance; or
 - (iv) obstruction of pedestrian or vehicular traffic; or
 - (v) environmental harm; or
 - (vi) environmental nuisance; or
 - (vii) a potential road safety risk; or
 - (b) adversely affect the amenity of the area in which the prescribed activity is to be undertaken; or
 - (c) significantly obstruct the view of any premises; or
 - (d) if an advertising device is installed, erected or displayed on premises—conflict, in any material way, with a development approval, or a condition of a development approval, about the use of the premises.
- (2) The installation, erection and display of the proposed advertising device must comply with—
 - (a) the prescribed criteria specified in schedule 3; and
 - (b) the general criteria specified in schedule 4; and
 - (c) the zone categorization criteria specified in schedule 5.
- (3) Compliance with the criteria in subsection (2) may be varied if the undertaking of the prescribed activity complies with the criteria specified in subsection (1).

5. Conditions that must be imposed on an approval

No conditions prescribed.

6. Conditions that will ordinarily be imposed on an approval

- (1) The conditions of an approval may—
 - (a) require compliance with specified safety requirements; and
 - (b) regulate the time within which the prescribed activity must be carried out; and

- (c) specify standards with which the undertaking of the prescribed activity must comply; and
- (d) require the approval holder to—
 - (i) carry out specified additional work such as earthwork and landscaping; and
 - (ii) take out and maintain public liability insurance as specified by the local government and produce documentary evidence of the insurance to the local government before commencement of the prescribed activity; and
 - (iii) give the local government specified indemnities; and
 - (iv) maintain structures erected or installed, or vegetation planted, under the approval, in good condition; and
 - (v) remove a structure erected or installed, under the approval, at the end of a stated period; and
 - (vi) exhibit specified signage warning about the conduct of the prescribed activity; and
 - (vii) construct the advertising device from specified materials; and
 - (viii) maintain the advertising device in good order and repair; and
 - (ix) install the advertising device at a specified location, or in a specified manner; and
 - (x) take specified measures to illuminate, or control the illumination of, the advertising device; and
 - (xi) restrict the dimensions of the advertising device.
- (2) The conditions of an approval may require the approval holder to take specified measures to—
 - (a) prevent harm to human health or safety of persons involved in, or affected by, the undertaking of the prescribed activity; and
 - (b) prevent loss of amenity or nuisance resulting from the undertaking of the prescribed activity; and
 - (c) ensure that the undertaking of the prescribed activity does not cause unsafe movement or obstruction of pedestrian or vehicular traffic.
- (3) The conditions of an approval may require the approval holder to take specified measures to ensure that the advertising device is installed, erected and displayed in accordance with—
 - (a) the prescribed criteria in schedule 3; and
 - (b) the general criteria specified in schedule 4; and
 - (c) the zone categorization criteria specified in schedule 5.

7. Term of an approval

- (1) The term of an approval must be determined by the local government having regard to the information submitted by the applicant.

- (2) The term of the approval must be specified in the approval.

8. Term of renewal of an approval

- (1) The term for which an approval may be renewed or extended must be determined by the local government having regard to the information submitted by the approval holder.
- (2) If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

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Schedule 2 Categories of approval that are non-transferable

Section 6

Every approval for the prescribed activity named in schedule 1, section 1 is non-transferable.

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Schedule 3 Definitions and prescribed criteria for installation, erection and display of advertising devices

Schedule 1, section 2

1. Awning signs

Above awning sign



- (1) An *above awning sign* means a sign attached to the roof of an awning.
- (2) If the prescribed activity is the installation, erection or display of an above awning sign, the local government—
 - (a) may not be satisfied that the undertaking of the prescribed activity would be consistent with the additional criteria specified in section 4; and
 - (b) may not grant an approval to undertake the prescribed activity.

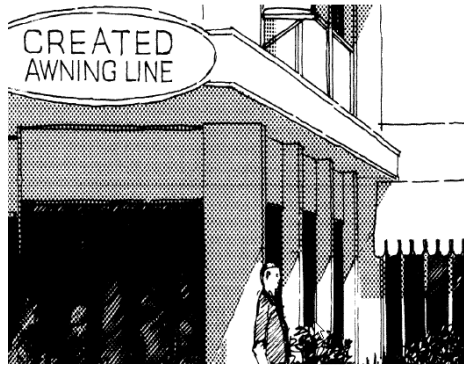
Awning fascia sign



- (1) An *awning fascia sign* means a sign painted or attached to the front or side face of an awning.
- (2) The criteria prescribed for an awning fascia sign are that the sign must —
 - (a) be directly related to a tenancy in the building on which the sign is displayed; and
 - (b) be contained wholly within the outline of the fascia; and

- (c) not project more than 200mm from the fascia.

Created awning sign



- (1) A *created awning sign* means a pre-manufactured sign attached to and extending beyond the fascia of an awning.
- (2) The criteria prescribed for a created awning sign are that the sign must —
 - (a) advertise the premises on which the sign is displayed; and
 - (b) not project more than 600mm above the fascia to which the sign is attached; and
 - (c) have a minimum clearance of 2.4m between the lowest part of the sign and ground level directly below the sign; and
 - (d) not be longer than 50 percent of the length of the fascia to which the sign is attached; and
 - (e) be centrally located on the fascia.

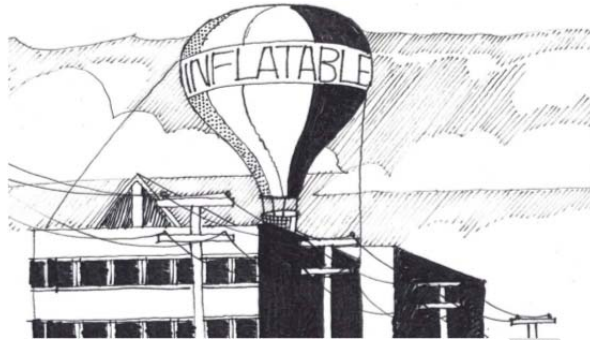
Under awning sign



- (1) An *under awning sign* means a sign attached to the underside of an awning.
- (2) The criteria prescribed for an under awning sign are that the sign must —
 - (a) not project beyond the awning outline; and
 - (b) be directly related to a tenancy in the building on which the sign is displayed; and

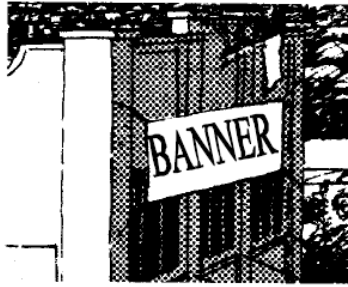
- (c) have a minimum clearance of 2.4m between the lowest part of the sign and ground level directly below the sign; and
- (d) have dimensions not more than—
 - (i) 2.5m in length; and
 - (ii) 500mm in height; and
 - (iii) 300mm in depth.

2. Balloon, blimp, kite or cold air inflatable sign



- (1) ***Balloon, blimp, kite or cold air inflatable sign*** means any fixed or captive envelope, balloon, blimp, or kite, whether a cold air inflatable or lighter than air device.
- (2) The criteria prescribed for a balloon, blimp, kite or cold air inflatable sign at premises are that the sign must—
 - (a) not be illuminated; and
 - (b) only be displayed for a maximum period of 7 days in any 90 day period; and
 - (c) fit within a three dimensional space having rectangular sides, where the sum of the height, width and depth of the space does not exceed 20m; and
 - (d) not exceed 8 m in height or 6m in diameter; and
 - (e) only be inflated with cold air or non-flammable or non-toxic gas; and
 - (f) be tethered to the roof of the premises and must not be floated above the roof; and
 - (g) only be deployed by a qualified operator; and
 - (h) have engineering design and certification and be installed in accordance with the certification; and
 - (i) be limited to 1 balloon, blimp, kite or cold air inflatable sign per premises.
- (3) Also, the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign.

3. Banner sign



- (1) A **banner sign** is a temporary sign that is suspended from a structure or pole with or without supporting framework displaying a sign applied or painted to fabric or similar material of any kind.
- (2) The criteria prescribed for a banner sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 2.4m² per side; and
 - (c) only be displayed for a maximum period of 14 days within any 90 day period; and
 - (d) be affixed flat to a structure that will accommodate wind loadings for the area; and
 - (e) not be affixed to a tree, street light pole or power pole; and
 - (f) not be erected above the gutter line or on the roof of a building; and
 - (g) if attached vertically to a building—have a maximum width of 750mm; and
 - (h) not project above the roofline of the building on which the sign is displayed; and
 - (i) have a minimum clearance of 2.4m between the lowest part of the sign and ground level directly below the sign.
- (3) Also, a limit of only 1 banner sign per street frontage for any premises may be displayed at any 1 time.

4 Banner freestanding sign

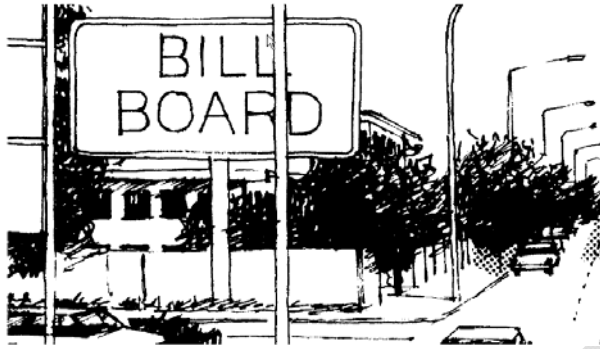


- (1) A **banner freestanding sign** is attached to a free-standing pole and is readily relocatable.
- (2) The criteria prescribed for a banner freestanding sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 2.5m² per side; and
 - (c) have a maximum width of 750mm; and
 - (d) have a maximum height not greater than 3.5m above ground level directly below the sign; and
 - (e) be positioned immediately adjacent to the shop frontage or near the kerb, but not closer than 1500mm; and
 - (f) be positioned to ensure a minimum 2m wide pedestrian corridor is kept clear along the footway; and
 - (g) be clear of any vehicle accessway across the footway; and
 - (h) not obstruct access for parking provided for persons with disabilities; and
 - (i) not be positioned to obstruct or clutter the footway, street landscaping, furniture or artwork; and
 - (j) not be displayed at premises otherwise than during the trading hours for the premises; and
 - (k) be secured so as not to cause a pedestrian or vehicular hazard in windy conditions.
- (3) Also—
 - (a) the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign; and
 - (b) the maximum number of banner freestanding signs that may be erected on premises is limited to the greater of—
 - (i) 1 sign per premises when the street front boundary of the premises exceeds 15m; and
 - (ii) 1 sign per full 15m of the street front boundary of the premises.

Example—

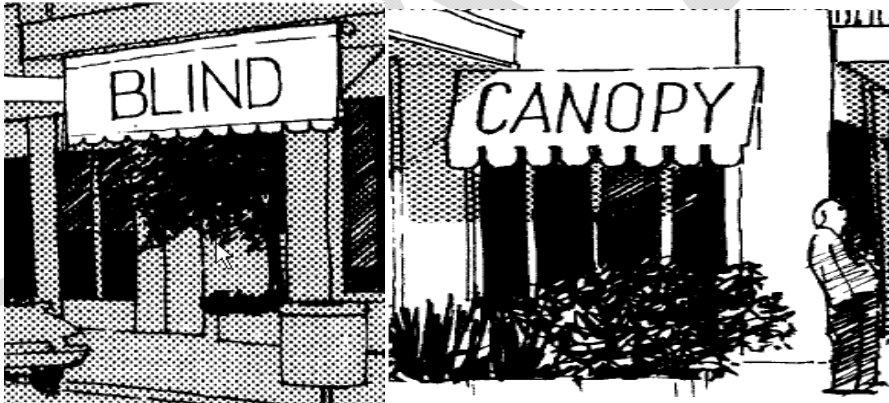
A shop with over 15m of street front boundary is permitted 1 banner freestanding sign and a shop with over 30m street front boundary is permitted 2 banner freestanding signs etc.

5 Billboard sign



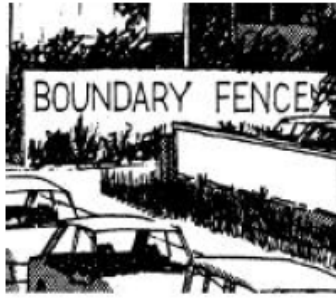
- (1) A **billboard sign** is a free-standing display surface, which is positioned on the ground or mounted on 1 or more vertical supports.
- (2) If the prescribed activity is the installation, erection or display of billboard sign, the local government—
 - (a) may not be satisfied that the undertaking of the prescribed activity would be consistent with the additional criteria specified in section 4; and
 - (b) may not grant an approval to undertake the prescribed activity.

6 Blind or canopy sign



- (1) A **blind sign** or **canopy sign** is a sign painted on, or otherwise affixed to, solid or flexible material suspended from the edge of an awning, verandah or wall.
- (2) The criteria prescribed for a blind sign are that the sign must—
 - (a) not be illuminated; and
 - (b) advertise the premises on which the sign is displayed; and
 - (c) have a face area not exceeding 50 percent of the area of the blind; and
 - (d) have a minimum clearance of 2.4m between any rigid part of the sign and ground level directly below the sign.

7 Boundary fence sign



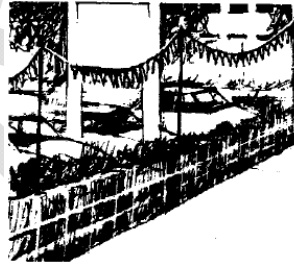
- (1) A **boundary fence sign** is a sign painted or otherwise affixed to a fence that has been designed to permanently delineate or identify a boundary alignment or enclosure.
- (2) The criteria prescribed for a boundary fence sign are that the sign must—
 - (a) not be illuminated; and
 - (b) be wholly contained within the fence outline; and
 - (c) have a size and form in scale and proportion with the fence on which it is displayed and a face area not exceeding 20m² or 30% of the face area of the fence, whichever is the greater; and

Note

The fence area relates to the straight line portion of the fence upon which the sign is displayed.

- (d) if the sign is not painted on the fence—not project more than 30mm from the fence.

8 Bunting sign



- (1) A **bunting sign** includes decorative flags, pennants and streamers.
- (2) The criteria prescribed for a bunting sign are that the sign must—
 - (a) not be illuminated; and
 - (b) be affixed to a structure that will accommodate wind loadings in the area; and
 - (c) not be affixed to a tree, street light pole or power pole on a local government controlled area or a road; and
 - (d) not be placed on premises more than 6m above ground level directly below the sign; and
 - (e) be placed wholly within the premises and not beyond the street front boundary of the premises.

- (3) Also, if requested by an authorised person, the advertiser must provide an engineer's certification for any structure dedicated for the support of the sign.

9 Community event sign



- (1) A **community event sign** is a sign which is displayed at the site of a fete, fair, festival or other similar event for the primary purpose of advertising the fete, fair, festival or other similar event.
- (2) The criteria prescribed for a community event sign are that the sign must—
- (a) not be illuminated; and
 - (b) only be displayed for a maximum period of 30 days prior to the event advertised on the sign; and
 - (c) not have a face area in excess of (per side)—
 - (i) 2.5m² in a residential zone; or
 - (ii) 5m² in all remaining zone category areas; and
 - (d) be removed within 2 days of the event finishing; and
 - (e) not exceed, in number, 2 community event signs per street front boundary of the premises.

10 Community event directional sign

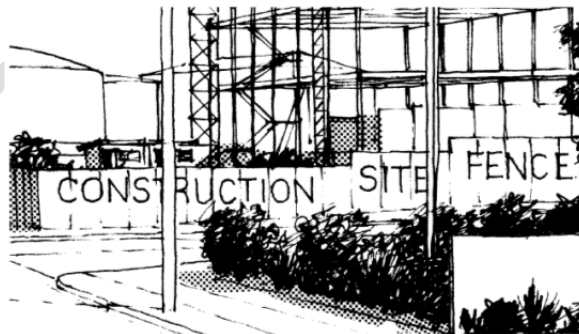
- (1) A **community event directional sign** is a sign which while not displayed at the site of a fete, fair, festival or other similar event, has the primary purpose of directing the public to the fete, fair, festival or other similar event.
- (2) The criteria prescribed for a community event directional sign are that the sign must—
- (a) not be illuminated; and
 - (b) not have a face area in excess of 0.6m² when placed on a road or public place; and
 - (c) not have a face area in excess of 2.4m² when placed on private property; and
 - (d) only be displayed for a maximum period of 14 days prior to the event advertised on the sign and be removed within 2 days of the event

- finishing; and
 - (e) only be erected on private property other than a public place not more than 14 days prior to the event advertised on the sign, and be removed within 2 days of the event finishing; and
 - (f) be sited so as not to cause unsafe movement or obstruction of pedestrian or vehicular traffic.
- (3) Also—
- (a) for signs placed on a road or public place, the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign; and
 - (b) a maximum of 15 signs may be displayed on private property; and
 - (c) a maximum of 10 signs may be displayed on roads and public places.

11 Construction project sign

- (1) **Construction project sign** is a sign which conveys information relating to the nature of the development project proposed for a site as well as the name and contact details of the developer and their principal consultants.
- (2) The criteria prescribed for a construction project sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of—
 - (i) 5m² in an industrial zone or a centre zone; or
 - (ii) 2.5m² in all remaining zone category areas; and
 - (c) relate to a current development permit; and
 - (d) be removed upon the completion of construction at the site.
- (3) Also, only 1 construction project sign per street front boundary may be displayed.

12 Construction site fence sign



- (1) A **construction site fence sign** is a sign painted or otherwise affixed parallel with and confined to the limits of a temporary safety fence of a construction site, along the boundary or boundaries of the site.
- (2) The criteria prescribed for a construction site fence sign are that the sign must—
 - (a) not be illuminated; and
 - (b) only contain information related to the project under construction, for example, the project name, project slogan, project developer, construction company, proposed uses and completion date; and
 - (c) not exceed the height of the fence on which the sign is displayed; and
 - (d) not be affixed to a fence unless the fence is constructed to withstand the consequent wind or other loads; and
 - (e) relate to a construction site where there is a current building development permit and construction works have commenced; and
 - (f) be removed within 7 days of a successful final building inspection or the issue of a certificate of classification; and
 - (g) only be displayed for a maximum period of 12 months in a residential zone.

13 Display home sign

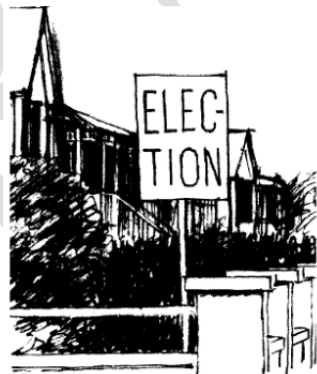


- (1) A **display home sign** is a sign which advertises a display home.
- (2) The criteria prescribed for a display home sign are that the sign must—
 - (a) not be illuminated; and
 - (b) only be displayed on premises with a lawfully approved display home; and
 - (c) only be displayed for a maximum period of 12 months; and
 - (d) not have a face area in excess of 2.4m²; and
 - (e) only be located on the premises of the display home advertised on the sign; and
 - (f) not exceed, in number, 1 display home sign per premises.

14 Election polling place sign

- (1) An *election polling place sign* is an election sign which—
 - (a) is on a roadway, footway or public space; and
 - (b) is in the direct control of a person; and
 - (c) is located at a polling place at which voting can occur.
- (2) The criteria prescribed for an election polling place sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 1.2m², but may be double-sided; and
 - (c) be located adjacent to the polling place; and
 - (d) only be exhibited while the polling place is continually occupied by a person taking responsibility for the sign; and
 - (e) be sited so as not to cause unsafe movement or obstruction of pedestrian or vehicular traffic, including complying with applicable parts of schedule 4; and
 - (f) not constitute a safety hazard.
- (3) Also, no continuous signage device may be exhibited on a road or other public place.

15 Election sign



- (1) An *election sign* is a temporary sign advertising a political candidate or candidates, a registered political party, or a campaign for a Commonwealth, State, or Local Government election—
 - (a) during an election campaign; or
 - (b) in relation to a referendum.
- (2) The criteria prescribed for an election sign are that the sign must—
 - (a) not be illuminated; and
 - (b) be exhibited in a location that is not a road or other public place, unless adjacent to an election stall sign; and

- (c) not adversely affect public safety; and
- (d) not inappropriately impact on the use and enjoyment of land or premises; and
- (e) not excessively affect the visual amenity of an area; and
- (f) be removed no later than 7 days after the day of the election or referendum promoted in the sign.

16 Election stall sign

- (1) An *election stall sign* is an election sign which—
 - (a) is on a roadway, footway or public space; and
 - (b) is in the direct control of a person; and
 - (c) is located within 6m of an election stall.
- (2) The criteria prescribed for an election stall sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 1.2m², but may be double-sided; and
 - (c) for each election stall—
 - (i) be integrated with the stall or be stand-alone in the form of a footway sign or a sign mounted on 1 or more vertical supports; and
 - (ii) not exceed, in number, 4 election stall signs, whether stand-alone (such as a footway sign) or integrated with the stall, or any combination of these options; and
 - (iii) be located not more than 6m from the stall; and
 - (iv) be exhibited only while the stall is continually occupied by the person taking responsibility for the stall; and
 - (d) be sited so as not to cause unsafe movement or obstruction of pedestrian or vehicular traffic, including complying with applicable parts of schedule 4; and
 - (e) not constitute a safety hazard.
- (3) Also, no continuous signage device may be exhibited on a road or other public place.

17 Electronic display component –high impact sign

- (1) An *electronic display component –high impact sign* is a sign that—
 - (a) uses an electronic display component; and
 - (b) has a face area in excess of 4m²; and
 - (c) is either fixed to a structure or mounted on a vehicle (including a trailer) or other portable device and the vehicle remains stationary during the display of the advertising.

- (2) The criteria prescribed for an electronic display component –high impact sign are that the sign must—
- (a) have a maximum height not greater than 7.5m above ground level directly below the sign; and
 - (b) not have a moving image screen; and
 - (c) not have flashing, chasing, scrolling or the like display; and
 - (d) when visible from a road (State-controlled road or local government road)—be sited and displayed in accordance with the Queensland Government Roadside Advertising Guide; and
 - (e) have luminance levels not greater than the following—
 - (i) 6000cd/m² during the daytime;
 - (ii) 600cd/m² during dawn/dusk;
 - (iii) 300cd/m² during night time; and
 - (f) have a minimum dwell time of—
 - (i) 25 seconds for a road with a speed limit of 80km/h or greater; or
 - (ii) 10 seconds for a road with a speed limit of less than 80km/h; and
 - (g) have minimum spacing between the sign and any other sign containing an electronic display component that is not visible to a driver at the same time of—
 - (i) 250m for a motorway or motorway standard road; and
 - (ii) 190m for a State-controlled road with a speed limit of 80km/h or greater; and
 - (iii) 125m for a State-controlled or local government road with a speed limit of 70km/h; and
 - (iv) 75m for a State-controlled road or local government road with a speed limit of 60km/h or less; and
 - (h) have minimum spacing between the sign any other sign containing an electronic display component that is visible to a driver at the same time of—
 - (i) 500m for a motorway or motorway standard road; and
 - (ii) 375m for a State-controlled road with a speed limit of 80km/h or greater; and
 - (iii) 250m for a State-controlled road with a speed limit of 70km/h; and
 - (iv) 150m for a State-controlled road with a speed limit of 60km/h or less; and
 - (i) have no detrimental impact on residential premises and be turned off each day from 9:00 p.m. on the day till 6.30 a.m. on the following day if the display screen of the sign is visible from any residential premises within 200m of the sign.

18 Electronic display component –low impact sign

- (1) An *electronic display component –low impact sign* is a sign that—
- (a) uses an electronic display component; and
 - (b) has a face area of 4m² or less; and
 - (c) is either fixed to a structure or mounted on a vehicle (including a trailer) or other portable device and the vehicle remains stationary during the display of the advertising.
- (2) The criteria prescribed for an electronic display component –low impact sign are that the sign must—
- (a) not have moving image screen; and
 - (b) not have flashing, chasing, scrolling or the like display; and
 - (c) when visible from a road (State-controlled road or local government road)—be sited and displayed in accordance with the Queensland Government Roadside Advertising Guide; and
 - (d) have minimum spacing of 37m between the sign and any other sign containing an electronic display component on the same side of the road (including an electronic display component on a billboard sign); and
 - (e) have luminance levels not greater than the following—
 - (i) 6000cd/m² during the daytime;
 - (ii) 600cd/m² during dawn/dusk;
 - (iii) 300cd/m² during night time; and
 - (f) have a minimum dwell time of—
 - (i) 25 seconds for a road with a speed limit of 80km/h or greater; or
 - (ii) 10 seconds for a road with a speed limit of less than 80km/h; and
 - (g) have no detrimental impact on residential premises and be turned off each day from 9.00 p.m. on the day till 6.30 a.m. on the following day if the display screen of the sign is visible from any residential premises within 200m of the sign.

19 Commercial flag pole sign



- (1) A **commercial flag pole sign** is a fabric advertising sign hung from a pole for the purpose of advertising or identifying a commercial establishment or activity, but does not include internationally recognised national, state or indigenous flags.
- (2) The criteria prescribed for a commercial flag pole sign are that the sign must—
 - (a) not have a face area in excess of 2.4m²; and
 - (b) have a maximum height not greater than 6.5m above ground level directly below the sign; and
 - (c) be limited to 1 sign for every full 20m of street front boundary.

20 Footway sign

- (1) **Footway sign** is a portable, free-standing sign, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.
- (2) The criteria prescribed for a footway sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a width in excess of 0.75m or a height in excess of 1m; and
 - (c) be positioned immediately adjacent to the street front boundary or near the kerb, but not closer than 1500mm; and
 - (d) be positioned to ensure that a minimum 2m wide pedestrian corridor is kept clear along the footway; and
 - (e) be clear of any vehicle accessway across the footway; and
 - (f) not obstruct access for parking provided for persons with disabilities; and
 - (g) not be positioned to obstruct or clutter the footway, street landscaping, furniture or artwork; and
 - (h) not be displayed otherwise than during trading hours; and
 - (i) not be used for the display of merchandise; and
 - (j) be secured so as not to cause a pedestrian or vehicular hazard in windy conditions; and
 - (k) not have more than 2 face areas.
- (3) Also—
 - (a) the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign; and
 - (b) the maximum number of footway signs that may be erected is limited to the greater of—
 - (iii) 1 sign per premises; and
 - (iv) 1 sign per full 6m of the street front boundary of the premises.

Example-

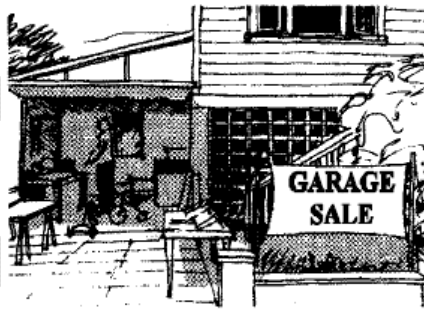
A shop with over 12m of street front boundary is permitted 2 footway signs and a shop with over 18m of street front boundary is permitted 3 footway signs etc.

21 Footway dining furniture sign



- (1) A *footway dining furniture sign* is the signage display on dining furniture, such as umbrellas and wind breaks on the footway or visible from a public place.
- (2) The criteria prescribed for a footway dining furniture sign displayed on premises are that the sign must be displayed in accordance with the approval for footpath dining for the premises.

22 Garage sale sign



- (1) A *garage sale sign* is a *sign of a temporary nature* which—
 - (a) advertises a garage sale; and
 - (b) is displayed for directional purposes.
- (2) The criteria prescribed for a garage sale sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 0.6m²; and
 - (c) not exceed, in number, 4 garage sale signs; and
 - (d) not exceed, in number, 3 garage sale signs displayed on a road; and
 - (e) when sited on a road—not be affixed to public infrastructure (e.g. street signage, power poles, street furniture, official traffic signs); and
 - (f) only be displayed for a maximum period of 2 days prior to the garage sale; and

- (g) be removed within 1 day of the garage sale closing; and
- (h) be sited so as not to cause unsafe movement or obstruction of pedestrian or vehicular traffic

23 Home business sign



- (1) A *home business sign* is a sign identifying the name and/or trade, business or calling of the occupants of a home business premises.
- (2) The criteria prescribed for a home business sign are that the sign must—
 - (a) not be illuminated; and
 - (b) be located within the premises or on the fence of the premises; and
 - (c) not project onto a public place; and
 - (d) not have a face area in excess of—
 - (i) 0.25m²; or
 - (ii) if the home business is authorised by a development approval—0.5m²; and
 - (e) not exceed, in number, 1 home business sign per premises.

24 Illuminated sign

- (1) An *illuminated sign* is a sign that has internal and/or external means of illumination of the whole or a portion of the sign.
- (2) The criteria prescribed for an illuminated sign are that the sign must—
 - (a) not be situated within 200m of a residential zone, unless the sign is not visible from any premises used for a residential purpose; and
 - (b) have luminance levels not greater than the following—
 - (i) 6000cd/m² during the daytime;
 - (ii) 600cd/m² during dawn/dusk;
 - (v) 300cd/m² during night time; and
 - (c) not be located within 45m of a set of traffic signals, an intersection, a roundabout or a school zone ; and

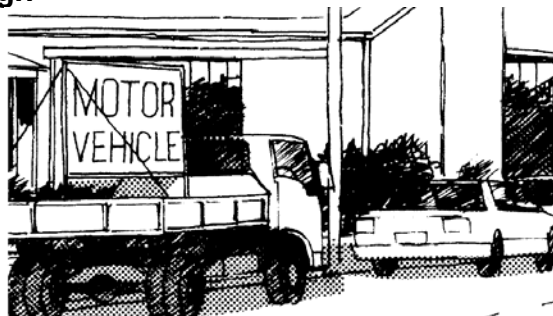
- (d) not be flashing or moving.

25 Mobile sign



- (1) A *mobile sign* —
 - (a) is a temporary portable self-supporting sign able to display changeable messages, which is free-standing and may be mounted on wheels to facilitate movement; but
 - (b) does not include a footway sign or a real estate sign.
- (2) The criteria prescribed for a mobile sign are that the sign must—
 - (a) not be illuminated; and
 - (b) not have a face area in excess of 2.5m² per side; and
 - (c) advertise the premises on which the sign is displayed; and
 - (d) be placed so as to minimise visual clutter; and
 - (e) be kept erect and maintained in a good state of repair at all times; and
 - (f) be secured so as not to cause a pedestrian or vehicular hazard in windy conditions; and
 - (g) not have more than 2 face areas; and
 - (h) not occupy a vehicle parking space; and
 - (i) not damage landscaping.
- (3) Also, the number of mobile signs that may be erected to advertise premises is limited to the greater of—
 - (a) 1 sign per premises; and
 - (b) 1 sign per full 12m of the street front boundary of the premises.

26 Motor vehicle sign



- (1) A **motor vehicle sign** is a sign fitted to, placed upon, or beside, a motor vehicle, motorbike, bicycle, boat, caravan or trailer apparently stopped on a road or private property for the primary purpose of displaying the sign.
- (2) The criteria prescribed for a motor vehicle sign are that a person must not install, erect or display a motor vehicle sign unless—
 - (a) the sign is installed, erected or displayed on a pantechnicon, delivery truck, bus, taxi or commercial vehicle which is operating in the normal course of business of the person and has no electronic display component; or
 - (b) the person is the holder of a permit issued by the chief executive or the commissioner under section 126 or 126B of the *Traffic Regulation 1962*.

27 Pillar Sign



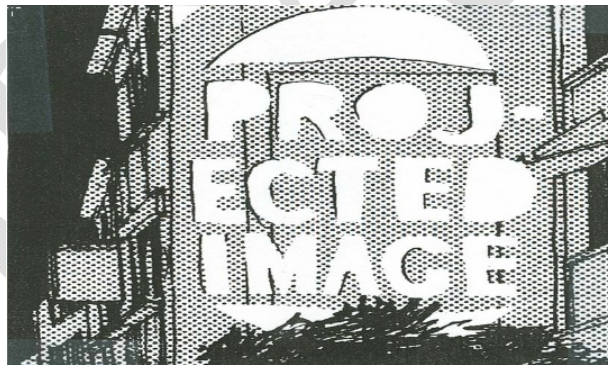
- (1) A **pillar sign** is a solid wall or structure which is detached from a building and sits on or rises out of the ground.
- (2) The criteria prescribed for a pillar sign are that—
 - (a) the sign must—
 - (i) be displayed in a planted landscape; and
 - (ii) have a maximum height not greater than 1.8m above ground level directly below the sign; and
 - (iii) not have a face area in excess of 5m²; and
 - (vi) for a pillar sign displayed on premises—have a minimum setback of 3m from any side or rear boundary of the premises; and
 - (b) the back of the sign must not be visible from a road or other public place.

28 Pole sign



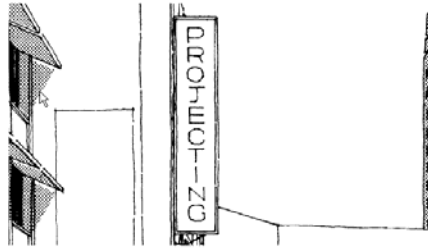
- (1) A ***pole sign*** is a free-standing sign on 1 or more vertical supports.
- (2) The criteria prescribed for a pole sign are that the sign must—
 - (a) have a maximum height of not greater than 5m above ground level directly below the sign; and
 - (b) have a minimum clearance of 2.4m between the lowest part of the sign and ground level directly below the sign; and
 - (c) not have a face area in excess of 2.5 m² per side.

29 Projected Image Sign



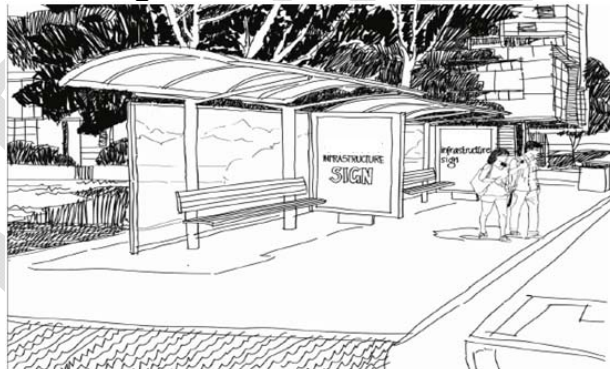
- (1) A ***projected image sign*** is an illuminated sign permanently or intermittently projected onto a surface as a static image.
- (2) If the prescribed activity is the installation, erection or display of a projected image sign, the local government—
 - (a) may not be satisfied that the undertaking of the prescribed activity would be consistent with the additional criteria specified in section 4; and
 - (b) may not grant an approval to undertake the prescribed activity.

30 Projected Wall Sign



- (1) A **projected wall sign** is a double-faced sign projecting at right angles from a wall of a building.
- (2) The criteria prescribed for a projected wall sign are that the sign must—
 - (a) advertise the premises on which the sign is displayed; and
 - (b) not exceed, in number, 1 projecting wall sign per premises; and
 - (c) have a maximum width of 500mm; and
 - (d) not have a face area in excess of 2m² per side; and
 - (e) have a minimum clearance of 2.4m between the lowest part of the sign and ground level directly below the sign.

31 Public infrastructure sign



- (1) A **public infrastructure sign** is a sign which is affixed or attached to community infrastructure.
- (2) For the avoidance of doubt, a public infrastructure sign may include third party advertising.
- (3) The criteria prescribed for a public infrastructure sign are that the sign must—
 - (a) not be installed, erected or displayed without a current approval (whether under this subordinate local law or otherwise) granted by the local government; and
 - (b) the applicant must produce to the local government evidence that the applicant currently holds any separate approval relating to the prescribed activity that is required under another law, for example, a certification, that the sign complies with the requirements of the Manual of Uniform Traffic Control Devices.

32 Pylon sign



- (1) A pylon sign is a sign with its height greater than its width, generally supported by 1 or more poles, and includes multiple advertising signs.
- (2) The criteria prescribed for a pylon sign are that the sign must—
 - (a) advertise the premises on which the sign is displayed; and
 - (b) have a maximum height not greater than 10m above ground level directly below the sign; and
 - (c) have a maximum width of 2.5m; and
 - (d) not have a face area in excess of 20m² per side; and
 - (e) have a maximum of 2 faces; and
 - (f) where premises are occupied by more than 1 business—permit each business to be advertised on the same sign; and
 - (g) be located wholly within the boundary of the premises; and
 - (h) have a minimum setback of 3m from any side boundary of the premises; and
 - (i) have a minimum setback of 3m from any rear boundary of the premises; and
 - (j) be sited so as not to expose an unsightly back view of the sign when the sign is viewed from a road or other public place.

33 Real estate land promotional sign



- (1) A *real estate land promotional sign* is a sign which is displayed for the primary

purpose of the promotion or sale of land within an industrial or residential estate or development.

- (2) The criteria prescribed for a real estate land promotional sign are that the sign must—
- (a) not have a face area in excess of 20m² per side, with a maximum of 2 sides; and
 - (b) have a maximum height not greater than 5m above ground level directly below the sign; and
 - (c) if the sign is displayed on premises in an area used for residential purposes—not detrimentally impact on the visual amenity of the area; and
 - (d) be sited so as not to expose the back view of the sign when the sign is viewed from a road or other public place; and
 - (e) not be erected on a street front boundary along which another real estate land promotional sign or pylon sign is erected, unless those signs are located at least 60m apart; and
 - (f) not be located within 2.5m of any boundary of the premises on which the sign is located; and
 - (g) be displayed on a temporary basis only, so as to enable consideration of the continued appropriateness of the sign as the estate develops; and
 - (h) not be displayed in a built-up residential area.

34 Real estate sign

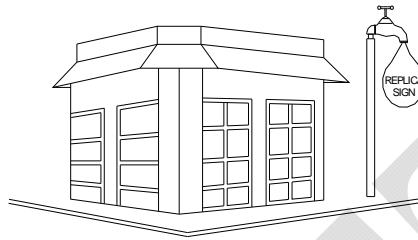


- (1) A *real estate sign*—
- (a) is a temporary sign which promotes the sale, auction, lease or letting of premises; and
 - (b) includes a real estate directional sign and a real estate flag sign.
- (2) The criteria prescribed for a real estate sign (other than a real estate directional sign and real estate flag sign) are that the sign must—
- (a) not be illuminated; and
 - (b) not result in the unsafe movement or obstruction of pedestrian or vehicular traffic; and
 - (c) be located on the street front boundary of the premises; and

- (d) if located on a public place or road—be located within 1m of the fence line or boundary line of the premises; and
 - (e) be a single sign displayed on the premises, having a face area not exceeding 2.1m², which may be double-sided; and
 - (f) when multiple signs are displayed on the premises, not exceed 3 in total with each sign having a face area not exceeding 1.2m², which may be double-sided; and
 - (g) be removed within 14 days after the sale of the premises advertised on the sign; and
 - (h) be kept erect and maintained in a good state of repair at all times.
- (3) A **real estate directional sign** is a temporary orientation sign erected on a road for the purpose of directing persons to real estate which is—
- (a) being offered for sale by auction; or
 - (b) open for public inspection.
- (4) The criteria prescribed for a directional real estate sign are that the sign must—
- (a) not exceed, in number, 4 signs per premises advertised; and
 - (b) not have a face area in excess of 0.6m²; and
 - (c) only be displayed on the day on which the premises are open for public inspection or offered for sale by auction; and
 - (d) be located within a 2km radius of the premises; and
 - (e) be displayed in accordance with siting requirements when placed on a road or a public place.
- (5) Also, the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign.
- (6) A **real estate flag sign** is a temporary flag that is erected for the purposes of identifying real estate when—
- (a) the real estate is open for public inspection; or
 - (b) an auction of the real estate is occurring.
- (7) The criteria prescribed for a real estate flag sign are that the sign must—
- (a) not exceed, in number, 1 sign per premises; and
 - (b) not have a face area in excess of 1.5m² per side; and
 - (c) only be displayed during the times when the premises are open for public inspection or being auctioned.
- (8) Also—
- (a) the sign may be displayed on the verge between the premises and the road pavement providing—
 - (i) the sign is affixed securely to remain safe in the prevailing weather conditions; and

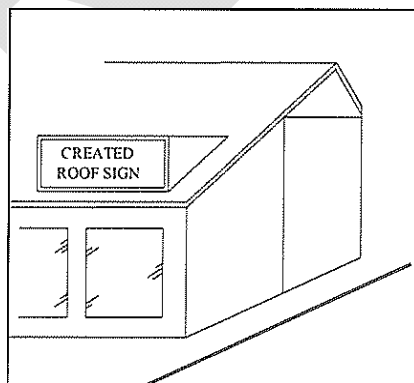
- (ii) if secured by the wheel of a registered vehicle, the sign must not be placed on the road side of the vehicle and the vehicle must be lawfully parked; and
- (b) the advertiser must have in effect and maintain a public liability insurance policy in an amount not less than \$20,000,000.00 against claims for personal injury and property damage resulting from the display of the sign.

35 Replica Object Sign



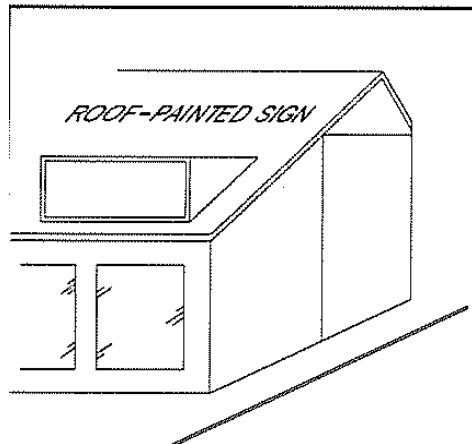
- (1) A **replica object sign** is a sign designed to replicate or copy an object shape.
- (2) The replica may be—
 - (a) attached to, or constructed as part of, a building; or
 - (b) free-standing or form part of a pole sign.
- (3) The criteria prescribed for a replica object sign are that the sign must—
 - (a) not exceed, in number, 1 replica object sign per premises; and
 - (b) advertise a product or service which is available on the premises on which the sign is displayed.

36 Roof – created roof sign



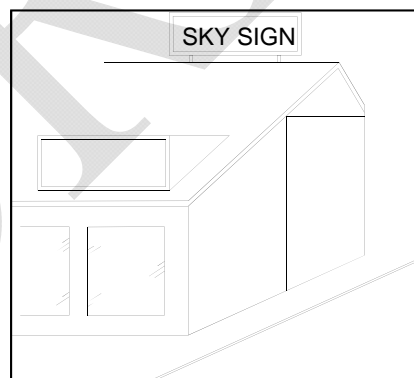
- (1) A **roof – created roof sign** is a sign integrated with the roof of a building.
- (2) If the prescribed activity is the installation, erection or display of a roof-created roof sign, the local government—
 - (a) may not be satisfied that the undertaking of the prescribed activity would be consistent with the additional criteria specified in section 4; and
 - (b) may not grant an approval to undertake the prescribed activity.

37 Roof – painted sign



- (1) A *roof – painted sign* is a sign painted on the roof of a building.
- (2) The criteria prescribed for a roof painted sign are that the sign must—
 - (a) advertise the premises on which the sign is displayed; and
 - (b) have a face area not exceeding whichever is the lesser of—
 - (i) 35m²; and
 - (ii) 50 percent of the area of the roof on which the sign is painted.

38 Roof–sky sign



- (1) A *roof – sky sign* is a sign positioned on top of a building so that when viewed from the ground the sign has the sky as a backdrop.
- (2) If the prescribed activity is the installation, erection or display of a roof-sky sign, the local government—
 - (a) may not be satisfied that the undertaking of the prescribed activity would be consistent with the additional criteria specified in section 4; and
 - (b) may not grant an approval to undertake the prescribed activity.

39 Social and welfare sign



- (1) A *social and welfare sign* is a sign which identifies a charitable institution, non proprietary club, educational establishment, incorporated association or the like.
- (2) The criteria prescribed for a social and welfare sign are that the sign must—
 - (a) if the content or information on a sign is such that the sign is classified as a social and welfare sign but the design, location or structure of the sign is such that the sign may be classified within another category of sign in this schedule (the *other category*)— comply with the criteria (if any) prescribed for the other category; and

Example—

If the location and structure of a social and welfare sign are such that the sign may also be classified as a banner sign, the sign must comply with the criteria prescribed for a banner sign.

- (b) not exceed, in number, 1 sign per premises, however, 2 signs may be displayed on premises if the premises have a street front boundary in excess of 100m or is a corner lot, providing the signs are at least 50m apart.

40 Sporting field fence sign



- (1) A ***sporting field fence sign*** is a sign painted or otherwise affixed to the inward side of a fence around a sporting field, so as not to be readily discernible from a road or other public place.
- (2) The criteria prescribed for a sporting field fence sign are that the sign must—
 - (a) be facing inward and be directed to the users of the facility located at the sporting field; and
 - (b) not exceed the height of the fence line that the sign is placed upon; and
 - (c) not be affixed to a fence unless the fence is constructed to withstand the consequent wind or other loads.

41 Statutory sign



- (1) A ***statutory sign*** is a sign exhibited pursuant to the authority or requirements of an Act.
- (2) The criterion prescribed for a statutory sign is that the sign must be exhibited in accordance with the requirements of the Act which requires the exhibition of the sign.

Examples—

The *Work Health and Safety Act 2011* requires the exhibition of signs regarding safety.
 The *Planning Act 2016* requires the exhibition of signs regarding town planning issues.

42 Third party advertising sign

- (1) A ***third party advertising sign*** is a sign which displays or promotes—
 - (a) the name, logo or symbol of a company, organisation or individual which does not own or substantially occupy the premises or building on which the sign is displayed; or
 - (b) a product or service which is not supplied at, or primarily available from, the premises on which the sign is displayed; or
 - (c) an activity or event which does not occur on the premises on which the sign is displayed.
- (2) A ***third party advertising sign*** must not be installed, erected or displayed without a current approval granted by the local government.
- (3) A third party advertising sign may only be installed at a public place if the public

place is specifically provided by the local government for the display of third party advertising signs.

- (4) A third party advertising sign which is displayed on premises other than a road or a public place may only advertise the use of other premises for 1 or more of the following uses—
 - (a) community facility;
 - (b) indoor recreation centre;
 - (c) outdoor recreation facility;
 - (d) refreshment establishment;
 - (e) tourist accommodation;
 - (f) tourist park.
- (5) The criteria prescribed for a third party advertising sign are that the sign must—
 - (a) not exceed, in number, 1 sign per premises; and
 - (b) have a maximum height not greater than 3m above ground level directly below the sign; and
 - (c) not have a face area in excess of 2.4m².

43 Trade sign



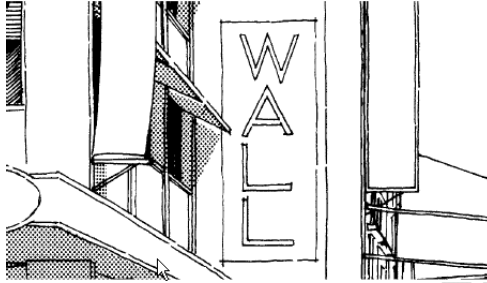
- (1) A **trade sign** is a temporary sign which displays a trade person's activity on premises, (e.g. the activities of a painter or a tiler).
- (2) The criteria prescribed for a trade sign are that the sign must—
 - (a) not exceed, in number, 1 sign per premises; and
 - (b) only advertise the trade person's name, contact number and internet web address; and
 - (c) not have a face area in excess of 0.6m²; and
 - (d) only be displayed at premises for the duration of the trade person's activity on the premises.

44 Unclassified/special case sign

- (1) An **unclassified/special case sign** is a sign other than a sign which is defined in this schedule.

- (2) A person must not install, erect or display an unclassified/special case sign without a current approval granted by the local government.

45 Wall sign



- (1) A **wall sign** is a sign painted or otherwise affixed flat to a wall.
- (2) The criteria prescribed for a wall sign are that the sign must—
 - (a) advertise the premises on which the sign is displayed; and
 - (b) project no more than 200mm from the wall; and
 - (c) have a face area not exceeding whichever is the lesser of—
 - (i) 20m²; and
 - (ii) 30% of the area of the wall on which the sign is displayed; and
 - (d) not project beyond the edges of the wall on which the sign is displayed.

46 Window sign



- (1) A **window sign** is a sign displayed on a window.
- (2) The criteria prescribed for a window sign are that the sign must—
 - (a) advertise the premises on which the sign is displayed; and
 - (b) not have a face area in excess of 25% of the area of the glass panel or panels on which the sign is displayed.

Schedule 4 General criteria for installation, erection and display of advertising devices

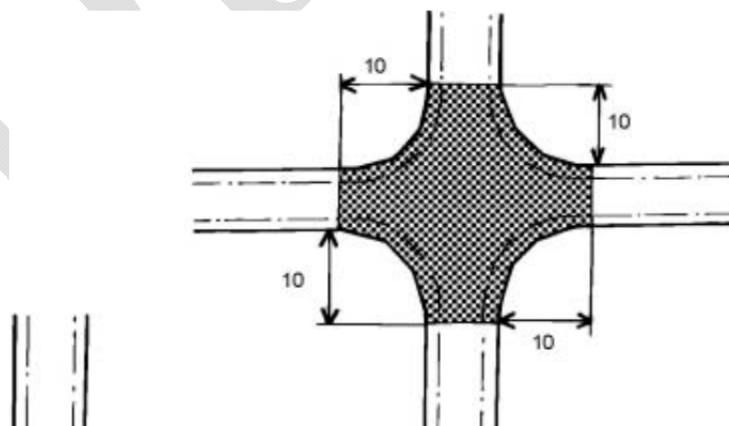
Schedule 1, section 2

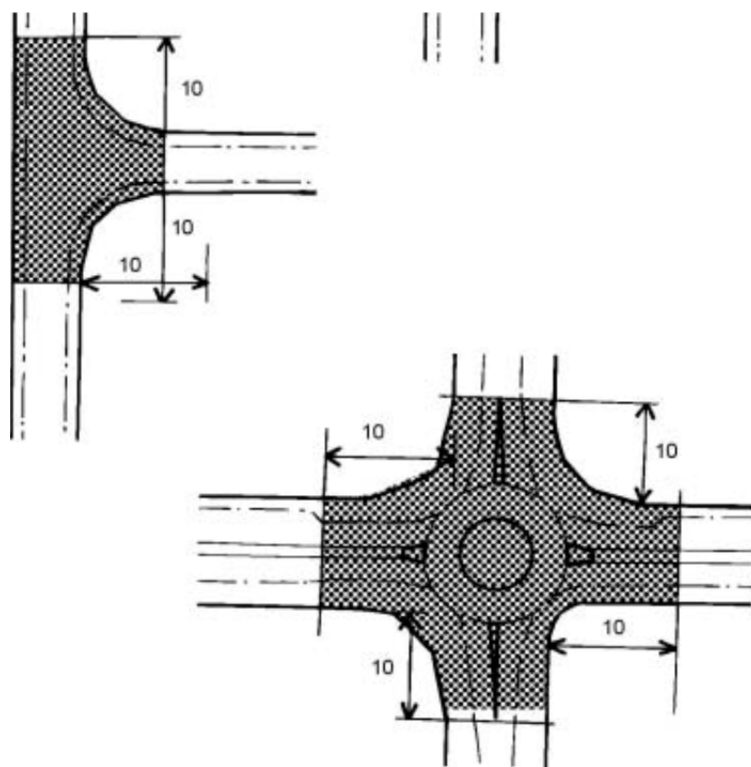
1. This schedule specifies general criteria for the installation, erection and display of advertising devices.
2. The advertising device must not be erected on a road or a public place unless otherwise permitted by this subordinate local law.
3. The advertising device must—
 - (a) not display third party advertising unless otherwise permitted by this subordinate local law; and
 - (b) not cause a nuisance as reasonably determined by the local government; and
 - (c) be kept and maintained at all times in good order and repair, and free of graffiti.
4. The activity being advertised on the advertising device must be able to be lawfully conducted on the premises on which the advertising device is installed, erected or displayed.
5. The display of the advertising device must not cause obstruction of, or distraction to, pedestrian or vehicular traffic.
6. An advertising device mounted over a road or other place where vehicles are able to pass, must provide a clearance of not less than 5.7m above ground level directly below the advertising device.
7. This schedule also specifies the criteria that the local government must have regard to when deciding whether to approve the display of a free-standing advertising device by reference to the size of the advertising device.
8. The face area of any advertising device is the area bounded by the framework of a manufactured panel, hoarding or illuminated advertising device case and is calculated by multiplying the advertising device face area height and width parameters.
9. However, in the case of lettering, logos or designs applied to a lesser area than the panel parameters, or individual lettering applied to a wall or awning face, the area is calculated by drawing a rectangle around the advertising device lettering.
10. In the case of irregular shaped advertising devices, including words with ascending or descending upper or lower case letter strokes, or replicas or shapes, the face area is calculated by not more than 2 abutting and non-overlapping rectangles added together.
11. Decorative lines, stripes and architectural trims of an advertising device, whether illuminated or not, form part of the face area of the advertising device.
12. In calculating the size of an advertising device, v-shaped advertising devices are classed as 2 advertising devices unless otherwise determined by this subordinate local law.
13. The maximum face area for a free-standing advertising device is 22.5m² unless otherwise permitted by this subordinate local law.
14. The maximum allowable height for a free-standing advertising device is 7.5m, unless otherwise permitted by this subordinate local law.
15. The advertising device must not have moving and rotating parts, flashing, chasing,

scrolling or the like display.

16. The advertising device must not have an electronic display component unless otherwise permitted by this subordinate local law.
17. Any sign that is illuminated must—
 - (a) have luminance levels not greater than the following—
 - (i) 6000cd/m² during the daytime;
 - (ii) 600cd/m² during dawn/dusk;
 - (iii) 300cd/m² during night time; and
 - (b) not be located within 45m of a set of traffic signals, an intersection, a roundabout or a school zone (refer Roadside Advertising Guide table C1 for further requirements).
18. An advertising device must not to be installed, erected or displayed on any of the following locations—
 - (a) within 10m of an intersection or roundabout as shown on figure 1;
 - (b) within, or on, a median strip, traffic island or roundabout;
 - (c) upon any tree, shrub, pole or traffic sign support;
 - (d) within 10m of a traffic warning or direction sign;
 - (e) within 3m of the bitumen edge of a road (where no kerb and channel exists);
 - (f) outside the footpath area of a road (where kerb and channel exists); and
 - (g) where the placement of the advertising device presents a potential safety hazard to the public.

Figure 1 – Advertising devices not to be located in shaded areas





All measurements in figure 1 are in shown in metres.

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Schedule 5 Zone categorization criteria for installation, erection and display of advertising devices

Schedule 1, section 2

1. The local government has divided the local government area into 6 zone categories as follows—
 - (a) industrial; and
 - (b) centre; and
 - (c) environmental; and
 - (d) open space; and
 - (e) residential; and
 - (f) community purposes.
2. For the purpose of this subordinate local law, the 6 categories identified in the planning scheme of the local government are further categorized as follows—
 - (a) the industrial zone category includes—
 - (i) the low impact industry zone; and
 - (ii) the medium impact industry zone; and
 - (iii) the waterfront and marine industry zone; and
 - (iv) the mixed use zone; and
 - (b) the centre zone category includes—
 - (i) the district centre zone; and
 - (ii) the local centre zone; and
 - (iii) the major centre zone; and
 - (iv) the principal centre zone; and
 - (v) the specialised centre zone; and
 - (c) the environmental zone category includes —
 - (i) the conservation zone; and
 - (ii) the environmental management zone; and
 - (d) the open space zone category includes the recreation and open space zone; and
 - (e) the residential zone category includes—
 - (i) the emerging community zone; and
 - (ii) the low density residential zone; and
 - (iii) the medium density residential zone; and
 - (iv) the neighbourhood centre zone; and
 - (v) the character residential zone; and
 - (vi) the tourist accommodation zone; and

- (vii) the rural zone; and
 - (viii) the low-medium density residential zone; and
 - (f) the community purposes zone category includes the community facilities zone.
3. If an advertising device is identified as a permitted sign in a specified zone in the table in this schedule, a person may install, erect or display the advertising device without a current approval granted by the local government.
 4. If an advertising device is identified as an approval required sign in a specified zone in the table in this schedule, a person must not install, erect or display the advertising device without a current approval granted by the local government.
 5. If an advertising device is identified as a not approved sign in a specified zone in the table in this schedule, a person must not install, erect or display the advertising device in the zone.

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Zone categorization for advertising devices

Schedule 3 sign number	Sign Description	Zone Category					
		Industrial	Centre	Environmental	Open Space	Residential	Community Purposes
1	Awning Sign – Above Awning Sign	x	x	x	x	x	x
1	Awning Sign – Awning Fascia Sign	✓	✓	x	x	x	x
1	Awning Sign – Created Awning Sign	✓	✓	x	x	x	x
1	Awning Sign – Under Awning Sign	✓	✓	x	x	x	x
2	Balloon, Blimp, Kite, or Cold Air Inflatable Sign	✓	✓	x	●	x	●
3	Banner Sign	✓	✓	●	✓	x	✓
4	Banner Freestanding Sign	✓	✓	●	✓	●	✓
5	Billboard Sign	x	x	x	x	x	x
6	Blind or Canopy Sign	✓	✓	x	x	x	x
7	Boundary Fence Sign	●	●	x	x	x	x
8	Bunting Sign	✓	✓	x	x	x	x
9	Community Event Sign	✓	✓	✓	✓	x	✓
10	Community Event Directional Sign	✓	✓	✓	✓	✓	✓
11	Construction Project Sign	✓	✓	✓	✓	✓	✓
12	Construction Site Fence Sign	✓	✓	●	●	●	✓
13	Display Home Sign	●	●	●	x	✓	x
14	Election Polling Place Sign	✓	✓	✓	✓	✓	✓
15	Election Sign	✓	✓	✓	✓	✓	✓
16	Election Stall Sign	✓	✓	✓	✓	✓	✓
17	Electronic Display Component – High Impact Sign	●	●	x	x	x	x
18	Electronic Display Component – Low Impact Sign	●	●	●	●	x	●
19	Commercial Flag Pole Sign	✓	✓	x	x	x	x
20	Footway Sign	✓	✓	x	●	x	✓
21	Footway Dining Furniture Sign	✓	✓	x	✓	x	✓
22	Garage Sale Sign	✓	✓	✓	✓	✓	✓
23	Home Business Sign	✓	✓	✓	✓	✓	✓
24	Illuminated Sign	●	●	x	●	x	●
25	Mobile Sign	✓	✓	x	●	x	✓
26	Motor Vehicle Sign	x	x	x	x	x	x
27	Pillar Sign	✓	✓	x	x	x	x
28	Pole Sign	●	●	x	x	x	x
29	Projected Image Sign	x	x	x	x	x	x
30	Projected Wall Sign	✓	✓	x	x	x	x
31	Public Infrastructure Sign	●	●	●	●	●	●
32	Pylon Sign	●	●	x	x	x	x
33	Real Estate Land Promotional Sign	●	●	●	●	●	●
34	Real Estate Sign	✓	✓	✓	✓	✓	✓
35	Replica Object Sign	●	●	x	x	x	x

Schedule 3 sign number	Sign Description	Zone Category					
		Industrial	Centre	Environmental	Open Space	Residential	Community Purposes
36	Roof – Created Roof Sign	x	x	x	x	x	x
37	Roof – Painted Sign	●	●	x	x	x	x
38	Roof – Sky Sign	x	x	x	x	x	x
39	Social and Welfare Sign	✓	✓	✓	✓	✓	✓
40	Sporting Field Fence Sign	x	x	✓	✓	x	✓
41	Statutory Sign	✓	✓	✓	✓	✓	✓
42	Third Party Advertising Sign	●	●	●	●	●	●
43	Trade Sign	✓	✓	✓	✓	✓	✓
44	Unclassified/Special Case Sign	●	●	●	●	●	●
45	Wall Sign	✓	✓	x	x	x	x
46	Window Sign	✓	✓	x	x	x	x

Permitted Sign = ✓	Approval Required Sign = ●	Not Approved Sign = x Note, a development approval for, or an existing lawful use of, premises may authorise the use of the premises for the installation, erection or display of an advertising device contrary to the identification of the advertising device as a not approved sign in the table in this schedule.
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Schedule 6 State-controlled roads to which the local law applies

Section 7

Subject to the chief executive's written agreement under the *Transport Operations (Road Use Management) Act 1995*, section 66(5)(b), every State-controlled road in the local government area of the local government.

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Schedule 7 Dictionary

Section 4

above awning sign see schedule 3, section 1.

advertiser means a person—

- (a) by whom a sign is installed, erected or displayed; or
- (b) whose business or place of business is advertised by a sign; or
- (c) who manages and controls, or has power to manage and control, the place at which a sign is installed, erected or displayed; or
- (d) who is—
 - (i) the owner of premises or a place on which a sign is installed, erected or displayed; or
 - (ii) the occupier of premises or a place on which a sign is installed, erected or displayed; or
 - (iii) the owner of a vehicle on which a sign is installed, erected or displayed.

advertising device means a structure or device which is visible from a road or other public place and which conveys information or directions of any kind (other than a structure or device displayed pursuant to the authority or requirements of an Act) and the term includes any structure forming part of the advertising device or to which the advertising device is attached or on which it is displayed.

awning fascia sign see schedule 3, section 1.

balloon, blimp, kite, or cold air inflatable sign see schedule 3, section 2.

banner freestanding sign see schedule 3, section 4.

banner sign see schedule 3, section 3.

billboard sign see schedule 3, section 5.

blind sign see schedule 3, section 6.

boundary fence sign see schedule 3, section 7.

building has the meaning given in the *Building Act 1975*.

building work has the meaning given in the *Building Act 1975*.

bunting sign see schedule 3, section 8.

canopy sign see schedule 3, section 6.

commercial flag pole sign see schedule 3, section 19.

community event directional sign see schedule 3, section 10.

community event sign see schedule 3, section 9.

community infrastructure has the meaning given in the *Sustainable Planning Act 2009*.

construction project sign see schedule 3, section 11.

construction site fence sign see schedule 3, section 12.

created awning sign see schedule 3, section 1.

display home sign see schedule 3, section 13.

dwell time, for an individual advertisement or image displayed on an electronic display component, means the period of time during which the advertisement or image is displayed on the electronic display component.

election polling place sign see schedule 3, section 14.

election sign see schedule 3, section 15.

election stall means a table or other similar device from which political information is distributed.

election stall sign see schedule 3, section 16.

electronic display component means part or the whole of a sign which utilises an image projector, bulbs, LED, LCD, television screen, or similar device to present the content of the sign.

electronic display component – high impact sign see schedule 3 section 17.

electronic display component – low impact sign see schedule 3 section 18.

environmental harm has the meaning given in the *Environmental Protection Act 1994*.

environmental nuisance has the meaning given in the *Environmental Protection Act 1994*.

face area see schedule 4, sections 8 to 13 inclusive.

footway dining furniture sign see schedule 3, section 21.

footway sign see schedule 3, section 20.

free-standing, for a sign, means the sign—

- (a) does not form part of a building or other similar structure; and
- (b) is erected on a solid, free-standing structure.

garage sale sign see schedule 3, section 22.

height (of an advertising device) means the distance measured between the top of the advertising device and ground level directly below the advertising device.

home business sign, see schedule 3, section 23.

illuminated, for a sign, means the sign is illuminated by internal or external lighting that is static and does not have moving, scrolling, flashing, flickering, shimmering or changing images.

illuminated sign see schedule 3, section 24.

land has the meaning given in the *Sustainable Planning Act 2009*.

LCD, for a sign, means the sign uses liquid crystal display technology.

LED, for a sign, means the sign uses light emitting diode technology.

mobile sign see schedule 3, section 25.

motor vehicle sign see schedule 3, section 26.

motorway has the meaning given in the *Transport Infrastructure Act 1994*.

moving image screen, for a sign—

- (a) means the electronic display component of the sign which is capable of displaying animated images similar to a television or movie; but

(b) does not include a static image or an automatically changing display screen.

occupier, of premises—

(a) means the person who has the control or management of the premises; and

(b) includes the owner of the premises where there is no person in apparent occupation of the premises.

official traffic sign has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

owner, of premises, means the person for the time being entitled to receive the rent for the premises or who would be entitled to receive the rent for it if it were let to a tenant at a rent.

pillar sign see schedule 3, section 27.

pole sign see schedule 3, section 28.

polling place means—

(a) for an election under the *Electoral Act 1992*—a polling place as defined in the *Electoral Act 1992*; and

(b) for an election under the *Local Government Electoral Act 2011*—a polling booth as defined in the *Local Government Electoral Act 2011*; and

(c) for an election under the *Commonwealth Electoral Act 1918*—a polling place as defined in the *Commonwealth Electoral Act 1918*.

premises means any land, building or structure and includes any part thereof.

projected image sign see schedule 3, section 29.

projected wall sign see schedule 3, section 30.

public infrastructure sign see schedule 3, section 31.

public place has the meaning given in the Act.

pylon sign see schedule 3, section 32.

road has the meaning given in the Act.

real estate land promotional sign see schedule 3, section 33.

real estate sign see schedule 3, section 34.

replica object sign see schedule 3, section 35.

roof means the protective covering, that covers or forms the top of a building.

roof - created roof sign see schedule 3, section 36.

roof - painted sign see schedule 3, section 37.

roof - sky sign see schedule 3, section 38.

sign see advertising device.

social and welfare sign see schedule 3, section 39.

sporting field fence sign see schedule 3, section 40.

statutory sign see schedule 3, section 41.

street front boundary —

(a) of premises, means the length, measured in metres, along the alignment of the premises

abutting a road or abutting an access restriction strip directly between the premises and a road; and

- (b) if premises continuously abut more than 1 road or access restriction strip directly between the premises and a road, the street front boundary dimensions shall be the total length of those boundaries added together; and
- (c) if premises have more than 1 street front boundary that is not continuous, each street front boundary is to be considered separately.

structure has the meaning given in the Act.

third party advertising see third party advertising sign.

third party advertising sign, see schedule 3, section 42.

trade sign see schedule 3, section 43.

unclassified/special case sign see schedule 3, section 44.

under awning sign see schedule 3, section 1.

vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

wall sign see schedule 3, section 45.

window sign see schedule 3, section 46.

zone means an area identified as a zone in the planning scheme of the local government.

Certification

This and the preceding 54 pages bearing my initials is a certified copy of *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of , 2017.

.....
Chief Executive Officer

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PUBLIC INTEREST TEST PLAN
SUBORDINATE LOCAL LAW NO. 1.4 (INSTALLATION OF ADVERTISING
DEVICES) 2017

INTRODUCTION

As part of the National Competition Policy reforms, Council is conducting a public interest test on possible anti-competitive provisions identified in the subordinate local law identified in Schedule 1. The public interest test will be conducted against the principles and objectives set by the Competition Principles Agreement (CPA).

Under clause 5(1) of the CPA, all governments agreed to the principle that legislation should not restrict competition unless it can be demonstrated that:

- the benefits of the restriction to the community as a whole outweigh the costs; and
- the objectives of the legislation can only be achieved by restricting competition.

In reviewing legislation that restricts competition, clause 5(9) of the CPA requires that the review should:

- clarify the objectives of the legislation;
- identify the nature of the restriction on competition;
- analyse the likely effect of the restriction on competition and on the economy generally;
- assess and balance the costs and benefits of the restriction; and
- consider alternative means of achieving the same result including non-legislative approaches.

Without limiting the matters to be taken into account in a review Clause 1(3) of the CPA sets out matters which should be taken into account, as follows:

- government legislation and policies relating to ecologically sustainable development;
- social welfare and equity considerations, including community service obligations;
- government legislation and policies relating to matters such as occupational health and safety, industrial relations and access and equity;
- economic and regional development, including employment and investment growth;
- the interests of consumers generally or of a class of consumers;
- the competitiveness of Australian businesses; and
- the efficient allocation of resources.

This public interest test plan has been prepared in accordance with guidelines issued by the Queensland Department of Local Government and called up by regulation under the *Local Government Act 2009* to provide a basis for community consultation. The plan details activities to be conducted during the test and identifies the depth of analysis to be carried out on the possible anti-competitive provisions.

PURPOSE OF THE SUBORDINATE LOCAL LAW

The purpose of the proposed subordinate local law identified in Schedule 1 is specified in the subordinate local law copy of which is available for inspection with this public interest test plan.

POSSIBLE ANTI-COMPETITIVE PROVISIONS

The possible anti-competitive provisions in the subordinate local laws identified in schedule 1 are also identified in Schedule 1.

CURRENT ENVIRONMENT

Installation of Advertising Devices — See Schedule 2

TYPE OF ASSESSMENT AND LEVEL OF RESOURCES REQUIRED

The assessment of the anti-competitive provisions in the subordinate local law will be conducted as a minor review. The emphasis will be on qualitative analysis of alternatives with key impacts expressed in monetary terms where data is available.

The review will be conducted in-house by a team of officers.

EXTENT OF CONSULTATION TO BE CONDUCTED

Consultation will be conducted by giving public notice of the review in the local newspaper and inviting submissions. Public notices will also be posted on all public notice boards in the Council Chambers. The public notice will also advise that the consultation on anti-competitive provisions is being conducted with the public consultation for the proposed subordinate local law.

The public interest test plan will be open to inspection at the Council's public office and available for purchase.

TIME-FRAME FOR CONDUCTING THE PUBLIC INTEREST TEST

Commence public interest test	2 nd May 2017
Estimate of time for completing public interest test	6 weeks including consultation period
Consultation period	3 weeks (21 days)
Target date for presenting report to local government	The Council meeting to be convened by Council approximately 2 months after the commencement of the public interest test.

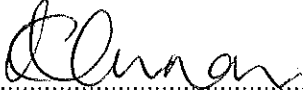
CONTENT OF THE PUBLIC INTEREST TEST REPORT

The public interest test report will provide:

- A summary of the consultation process including a list of affected groups consulted and the outcomes of consultation
- A statement of alternatives which are assessed to be not viable
- A summary of the positive and negative impacts associated with the alternatives compared to the existing environment
- A summary of the net impacts (positive or negative) associated with the alternatives
- Recommendations

PUBLIC INTEREST TEST PLAN APPROVAL

Approval of this public interest test plan will be by resolution of Council. Council will not delegate any decision in respect of recommendations contained in the actual public interest test report.

Prepared by: 
Corporate Governance and Policy Officer.

Date: 13 / 4 /2017.

Schedule 1 Identification of Subordinate Local Law

Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017

Section 5(2), (5), (6) and (7) and 6

Schedule 2 - Current Environment – Installation of Advertising Devices

CURRENT ENVIRONMENT

Local Law No. 1 (Administration) 2015 identifies, as a prescribed activity, the installation of advertising devices. A person must not undertake a prescribed activity without a current approval granted by Council.

However, Council may, by subordinate local law, declare that the requirement for an approval for a prescribed activity does not apply in specified circumstances.

The legal and procedural framework for the undertaking of prescribed activities in *Local Law No. 1 (Administration) 2015* is supplemented by *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2015* which, for example, prescribes the circumstances in which the requirement for an approval for the prescribed activity of the installation of advertising devices is not required.

Council regulates the installation, erection and display of various categories of advertising device under its planning scheme. However, the provisions about the installation, erection and display of advertising devices are to be removed from the planning scheme of Council. As a consequence, Council is revising the content of its subordinate local law about the installation of advertising devices and has decided to:

- repeal *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2015*; and
- make *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017*.

The business environment has failed to operate competitively by not including in the product/service cost, the impact that signs have on public safety and on the local amenity/environment. To ensure business includes these costs, as part of the produce/service cost, the making of the subordinate local law is proposed. The objective is to ensure the minimum standard the community has regarding safety and visual pollution is maintained. Without the restriction, costs would be imposed on the community when essentially they should be included as part of the original transaction between business and consumers. The costs potentially imposed are a decrease in public safety and an increase in visual pollution.

Public safety is maintained by:

- regulating the structural integrity of advertising signs by specifying materials, dimensions, maintenance, positioning and construction; and
- ensuring structures do not obstruct or detract vehicular and pedestrian traffic.

Amenity standards are maintained by:

- prescribing the dimensions of the signs to ensure they bear a reasonable relationship with surrounding buildings thereby ensuring they are not dominating and oppressive and do not unreasonably obstruct existing views; and
- the advertisement is consistent, in colour, character and appearance with the environment.

The anti-competitive provisions restricting the exhibition of signs are generally restrictive and impact on all businesses. As a result no particular product will be identified and Council will refer to the market in general.

CONFIRM IDENTIFIED PROVISIONS ARE ANTI-COMPETITIVE

The sections are confirmed as anti-competitive and no errors in analysis were made in the identification stage.

REALISTIC REGULATORY AND NON-REGULATORY ALTERNATIVES TO THE PROPOSED SUBORDINATE LOCAL LAW

The objective of regulating the prescribed activity is to ensure an adequate standard of safety and environmental protection is maintained by regulating the construction and quality of materials and the positioning of signs. The subordinate local law (together with the authorising local law) achieve this using a combination of conventional and negative licensing. Some form of government intervention is required to ensure that signs displayed meet the standards expected by the community and in meeting these standards that the onus of cost is on business and not the community.

The market is unable to self regulate or impose restrictions due to lack of solidarity within the market (there is no specific industry) and no common business theme or interest to create dependence between businesses.

By meeting the objective detailed above, the proposed subordinate local law does not induce strongly anti-competitive conduct in the market place or confer monopoly power to a business. Considering the need to monitor the exhibition of signs for quality and environmental reasons, other types of intervention which are considered realistic are:

- **Negative licensing** was considered to be a viable alternative at this stage. Negative licensing is a system whereby participants can enter the market if they meet the standards or "rules" set for the particular business activity. There is no requirement to first obtain a permit or similar approval. There is, therefore, no barrier to entry to the market. Under a negative licensing regime, the local law would need to be changed to remove the requirement to hold a licence and prescribe a range of generic standards or "rules". Of necessity, the standards will need to be output standards as opposed to specifying how to meet the output. The local law could retain offences and penalties for non-compliance.

Under the pure model of negative licensing, no fees are paid and no permits are issued. However, the penalties for non-compliance are high and should be applied immediately. Some uncertainty exists as to whether large penalties can be obtained due to the inability to set minimum penalties in local laws (only maximum penalties can be set in local laws) and the tendency of judges to apply small fines, particularly for first offences.

- **Community empowerment** - Local government would act as facilitator rather than regulator of signs. No regulation would exist for exhibition of signs with the exception of signs on public land or in areas covered by State legislation. Information guidelines would be produced for businesses when producing signs, but these would not be enforced.

In assessing the viability of the realistic alternatives, Council considers community empowerment to be non-viable. The community empowerment alternative fails to provide voluntary compliance by business to a minimum level of environmental and public safety standards. Over time, the level of information and interest in maintaining these standards is expected to erode. Council considers the benefits enjoyed by ensuring some level of environmental and quality standard far outweigh the benefits given to business under a system of voluntary compliance.

KEY STAKEHOLDERS AFFECTED BY THE CURRENT SITUATION AND BY A MOVE TO ALTERNATIVE ARRANGEMENTS

The following stakeholders have been identified:


Stakeholders/broad impacts	Impact rating and rationale
<p>Local Government</p> <p>Council is impacted because of the change in its activities which would result under the new</p>	<p>Moderate - Only requires implementation of new changes to local law. But will have an impact on</p>

Stakeholders/broad impacts	Impact rating and rationale
regulatory arrangement.	staff duties.
<p>Business - Existing and Potential</p> <p>Existing and potential business are impacted because of changes in regulation on exhibiting signs to advertise business product and services.</p>	<p>Medium - The number of businesses dependent on this type of advertising is high. The effect on each business is low.</p>
<p>Consumers</p> <p>Consumers are impacted because of changes in the product/service choice available resulting from increased competition and level of advertising of business product.</p>	<p>Low - Consumers are impacted from changes to price.</p>
<p>Home owners</p> <p>Home owners are impacted because of the potential to decrease the monetary and aesthetic value of their homes.</p>	<p>Low - Only impacts on a small number of total home owners.</p>
<p>Conservationists</p> <p>Conservationists have an interest in any changes to environmental protection laws.</p>	<p>Low - Only impacts on how environmental standards are enforced not the level of enforcement.</p>

11.4 COMMUNITY & CUSTOMER SERVICES**11.4.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT**

Objective Reference: A2293908
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 05.03.2017 to 01.04.2017](#)

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/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Decisions Made Under Delegated Authority 5.03.2017 to 11.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004089	Design and Siting and Building over Infrastructure (sewer) - Garage Extension	My Cert Building Certification Qld	14 Compass Court Cleveland QLD 4163	Concurrence Agency Referral	10/03/2017	NA	Approved	2
OPW002127	LED Advertising Device	Ss Signs & Vehicle Wraps	Donald Simpson Community Centre 172 Bloomfield Street Cleveland QLD 4163	Code Assessment	07/03/2017	NA	Development Permit	2
BWP004081	Design and Siting - Carport	George Joesph KAITHAKKOTTIL	5 Dawn Crescent Thornlands QLD 4164	Concurrence Agency Referral	08/03/2017	NA	Approved	3
BWP004083	Design and Siting - Dwelling	Building Code Approval Group Pty Ltd	34 Tindappah Drive Thornlands QLD 4164	Concurrence Agency Referral	09/03/2017	NA	Approved	3
BWP003836	Domestic Outbuilding	The Certifier Pty Ltd	34 Nectar Street Lamb Island QLD 4184	Code Assessment	07/03/2017	NA	Development Permit	5
BWP004050	Design and Siting - Carport Roof Extension	Leslie Andrew HEARD	24 Dempsey Street Russell Island QLD 4184	Concurrence Agency Referral	10/03/2017	NA	Approved	5
BWP004060	Design and Siting - Dwelling House	Bay Island Designs	81 Laurel Street Russell Island QLD 4184	Concurrence Agency Referral	09/03/2017	NA	Approved	5
BWP004080	Design and Siting - Dwelling	Augustin BUCIU	5 Phoenix Street Russell Island QLD 4184	Concurrence Agency Referral	08/03/2017	NA	Approved	5
ROL006066	Standard Format: 2 into 4 lots	Urban Systems Pty Ltd	24-26 Sandy Cove Place Redland Bay QLD 4165	Code Assessment	10/03/2017	NA	Approved	5
BWP003950	Domestic Outbuilding (Machinery Shed)	KFA Investments Pty Ltd	115 Rocky Passage Road Redland Bay QLD 4165	Code Assessment	09/03/2017	NA	Development Permit	6

Decisions Made Under Delegated Authority 5.03.2017 to 11.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004086	Design and Siting - Dwelling	Professional Certification Group Ptl Ltd	67 Capella Drive Redland Bay QLD 4165	Concurrence Agency Referral	09/03/2017	NA	Approved	6
BWP004027	Design and Siting - Shed	The Certifier Pty Ltd	32 Elmhurst Street Capalaba QLD 4157	Concurrence Agency Referral	07/03/2017	NA	Approved	7
BWP004082	Design and Siting - Carport	The Certifier Pty Ltd	3 Linthorpe Court Capalaba QLD 4157	Concurrence Agency Referral	09/03/2017	NA	Approved	9
OPW002153	Advertising Device - Digital Double Sided Pylon	Ss Signs & Vehicle Wraps	Capalaba Bowls Club 113 Ney Road Capalaba QLD 4157	Code Assessment	09/03/2017	NA	Development Permit	9
BWP004067	Design and Siting - Open Carport	Wendy Lorraine CAMPBELL	83 Thorneside Road Thorneside QLD 4158	Concurrence Agency Referral	09/03/2017	NA	Approved	10
ROL006137	Reconfiguration of a Lot: 1 into 3	Engwell Pty Ltd	27-29 Haig Road Birkdale QLD 4159	Code Assessment	06/03/2017	NA	Development Permit	10

Decisions Made Under Delegated Authority 5.03.2017 to 11.03.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002074	Operational Work - Excavation and Fill	Adam Gary Daniel THEW Jacqueline THEW	1665-1673 Mount Cotton Road Mount Cotton QLD 4165	Code Assessment	06/03/2017	NA	Development Permit	6
BWP004107	Building over of near relevant infrastructure (Sewer)	Sandsky Developments	38 Pittwin Road South Capalaba QLD 4157	Concurrence Agency Response	10/03/2017	NA	Approved	9

Decisions Made Under Delegated Authority 12.03.2017 to 18.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004073	Design and Siting - Dwelling	Building Code Approval Group Pty Ltd	35 Wellesley Street Wellington Point QLD 4160	Concurrence Agency Referral	15/03/2017	NA	Approved	1
BWP004099	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	42 Marlborough Road Wellington Point QLD 4160	Concurrence Agency Referral	13/03/2017	NA	Approved	1
MCU013923	Dual Occupancy	East Coast Surveys Pty Ltd	3 Seabreeze Court Ormiston QLD 4160	Code Assessment	16/03/2017	NA	Development Permit	1
ROL006146	Standard Format - 1 into 2 Lots	East Coast Surveys Pty Ltd	3 Seabreeze Court Ormiston QLD 4160	Code Assessment	16/03/2017	NA	Development Permit	1
BWP003827	Additions and Swimming Pool	Place Design Group Pty Ltd	34 Raby Bay Boulevard Cleveland QLD 4163	Code Assessment	16/03/2017	NA	Development Permit	2
MCU013937	Dwelling House	Antech Constructions Pty Ltd	4 Sommerssea Drive Cleveland QLD 4163	Code Assessment	17/03/2017	NA	Development Permit	2
BWP004088	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	18 Yaroomba Close Thornlands QLD 4164	Concurrence Agency Referral	13/03/2017	NA	Approved	3
BWP004113	Design and Siting - Dwelling	Professional Certification Group	12 Tide Place Thornlands QLD 4164	Concurrence Agency Referral	14/03/2017	NA	Approved	3
BWP004118	Design and Siting - Dwelling	Professional Certification Group	8 Melville Street Thornlands QLD 4164	Concurrence Agency Referral	16/03/2017	NA	Approved	3
BWP004112	Design and Siting - Patio	All Approvals Pty Ltd	10 Rosebud Esplanade Victoria Point QLD 4165	Concurrence Agency Referral	15/03/2017	NA	Approved	4
BWP004097	Design and Siting - Dwelling	Professional Certification Group	8 Nevis Court Redland Bay QLD 4165	Concurrence Agency Referral	15/03/2017	NA	Approved	5

Decisions Made Under Delegated Authority 12.03.2017 to 18.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004108	Design and Siting- Patio	Bay Island Designs	44 Blue Waters Crescent Macleay Island QLD 4184	Concurrence Agency Referral	14/03/2017	NA	Approved	5
ROL006095	Reconfiguring a Lot - 1 into 3	Alan George HOPE	141-145 Main Street Redland Bay QLD 4165	Code Assessment	14/10/2016	15/03/17	Development Permit	5
BWP004105	Design and Siting - Domestic Outbuilding	Apollo Patios	21 Grevillea Street Redland Bay QLD 4165	Concurrence Agency Referral	15/03/2017	NA	Approved	6
MCU013894	Secondary Dwelling	Building Code Approval Group Pty Ltd	101 Warren Street Mount Cotton QLD 4165	Code Assessment	15/03/2017	NA	Development Permit	6
BWP004085	Domestic Outbuilding and Secondary Dwelling	Matthew Stuart PATTERSON	17 Picton Drive Alexandra Hills QLD 4161	Code Assessment	17/03/2017	NA	Development Permit	7
BWP004103	Design and Siting - Carport	The Certifier Pty Ltd	13 Springbrook Drive Capalaba QLD 4157	Concurrence Agency Referral	15/03/2017	NA	Approved	7
ROL006132	Reconfiguration of a Lot (1 into 2)	Venelle Properties	405 Old Cleveland Road East Birkdale QLD 4159	Code Assessment	16/03/2017	NA	Development Permit	8
BWP004095	Class 10a Retaining Wall with Pool Fence	Applied Building Approvals	40 Barber Drive Capalaba QLD 4157	Code Assessment	16/03/2017	NA	Development Permit	9
OPW002154	Operational Works - ROL 2 into 4	Lenecon	129 Killarney Crescent Capalaba QLD 4157	Code Assessment	16/03/2017	NA	Development Permit	9
BWP003967	Carport	Reliable Certification Services	47 Whitehall Avenue Birkdale QLD 4159	Code Assessment	14/03/2017	NA	Development Permit	10
MCU013925	New Dwelling & Preliminary Approval Private Swimming Pool	Bartley Burns Certifiers & Planners	59 Cavell Street Birkdale QLD 4159	Code Assessment	15/03/2017	NA	Development Permit	10

Decisions Made Under Delegated Authority 12.03.2017 to 18.03.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004084	Building over/near relevant infrastructure - Carport & Shed	The Certifier Pty Ltd	10 Blake Street Cleveland QLD 4163	Concurrence Agency Referral	13/03/2017	NA	Approved	2
ROL006112	COMBINED MCU AND ROL - ROL 3 into 2 and Extension to Retirement Village 4 x Units Aged Persons and Special Needs Housing	Renaissance Victoria Point Pty Ltd	521-523 Redland Bay Road Victoria Point QLD 4165	Impact Assessment	13/03/2017	NA	Development Permit	4
MC010910	Apartment Building x 28 (Originally x 18 units)	Glenlyon Developments Pty Ltd Spiral Wave Pty Ltd Willaton Property Group Pty Ltd As Trustee	193 Esplanade Redland Bay QLD 4165	Code Assessment	09/09/2008	16/03/17	Development Permit	5
BWP004146	Building Over/near relevant infrastructure - Retaining Wall	Building Code Approval Group Pty Ltd	81 Quarry Road Birkdale QLD 4159	Concurrence Agency Referral	16/03/2017	NA	Approved	10

Decisions Made Under Delegated Authority 19.03.2017 to 25.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004123	Design and Siting - Dwelling	Blue Phoenix One Pty Ltd Dixon Homes Pty Ltd (Sherwood)	2 Danielle Street Cleveland QLD 4163	Concurrence Agency Referral	22/03/2017	NA	Approved	2
BWP004128	Design and Siting - Dwelling House Extension	Steve Bartley & Associates Pty Ltd	Unit 1/12 Bimba Street Point Lookout QLD 4183	Concurrence Agency Referral	21/03/2017	NA	Approved	2
BWP004143	Building near relevant infrastructure Build over Sewrer	Wayne CLARK	104 Mooloomba Road Point Lookout QLD 4183	Concurrence Agency Response	24/03/2017	NA	Approved	2
BWP004078	Design and Siting - Dwelling House	Checkpoint Building Surveyors (Coomera)	51 George Thorn Drive Thornlands QLD 4164	Concurrence Agency Referral	21/03/2017	NA	Approved	3
BWP004124	Design and Siting - Dwelling	Platinum Building Approvals	10 Arkwright Street Thornlands QLD 4164	Concurrence Agency Referral	21/03/2017	NA	Approved	3
BWP004126	Design and Siting - Caravanport	Fastrack Building Certification	9 Jicama Court Thornlands QLD 4164	Concurrence Agency Referral	21/03/2017	NA	Approved	3
BWP004131	Design and Siting - Dwelling House	Building Code Approval Group Pty Ltd	4 Hideaway Court Thornlands QLD 4164	Concurrence Agency Referral	23/03/2017	NA	Approved	3
BWP004119	Design & Siting - Garage	Applied Building Approvals	1 Phillips Street Coochiemudlo Island QLD 4184	Concurrence Agency Referral	20/03/2017	NA	Approved	4
BWP004127	Design and Siting - Carport	The Certifier Pty Ltd	15 Meredith Place Redland Bay QLD 4165	Concurrence Agency Referral	23/03/2017	NA	Approved	4

Decisions Made Under Delegated Authority 19.03.2017 to 25.03.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004134	Dwelling	Building Approvals Qld	9 Callistemon Street Russell Island QLD 4184	Concurrence Agency Referral	23/03/2017	NA	Approved	5
MCU013888	Dwelling House	Karl Louis HICKSON	20-22 Deenya Parade Russell Island QLD 4184	Code Assessment	21/03/2017	NA	Development Permit	5
MCU013910	Dwelling House	Altitude Custom Homes Pty Ltd	186 Canaipa Point Drive Russell Island QLD 4184	Code Assessment	24/03/2017	NA	Development Permit	5
BWP004063	Combined Secondary Dwelling and Domestic Outbuilding	Cheryl Anne MILES Tim MILES	88-92 Winston Road Sheldon QLD 4157	Code Assessment	24/03/2017	NA	Development Permit	6
BWP004116	Design and Siting - Dwelling	Henley Properties (Qld) Pty Ltd	51 Sarsenet Circuit Mount Cotton QLD 4165	Concurrence Agency Referral	20/03/2017	NA	Approved	6
BWP004122	Design and Siting - Dwelling	Stroud Homes	28 Capella Drive Redland Bay QLD 4165	Concurrence Agency Referral	22/03/2017	NA	Approved	6
BWP004132	Design and Siting - Outbuilding	Debbie Ann KEYNES Scott John KEYNES	61-63 Campbell Road Sheldon QLD 4157	Concurrence Agency Referral	23/03/2017	NA	Approved	6
BWP004141	Design and Siting - Dwelling and Garage	BA Group Australia Pty Ltd	113 Brookvale Drive Victoria Point QLD 4165	Concurrence Agency Referral	23/03/2017	NA	Approved	6
BWP004096	Domestic Outbuilding	Titan Enterprises (Qld) Pty Ltd	17 Bradworthy Street Alexandra Hills QLD 4161	Code Assessment	22/03/2017	NA	Development Permit	7
BWP004125	Design and Siting - Carport	All Approvals Pty Ltd	4 Nutmeg Court Birkdale QLD 4159	Concurrence Agency Referral	22/03/2017	NA	Approved	10

Decisions Made Under Delegated Authority 19.03.2017 to 25.03.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002116	Operational Works - Commercial Building within existing Business Park	Harridan Pty Ltd	16-24 Weippin Street Cleveland QLD 4163	SPA - 15 Day Compliance Assessment	23/03/2017	NA	Compliance Certificate Approved	2
OPW002035	Operational Works - ROL 1 into 6	Civil Dimensions Consulting Engineers	40-44 Andrew Street Capalaba QLD 4157	Code Assessment	23/03/2017	NA	Development Permit	9
OPW002005.0C	Bulk Earthworks and Erosion Sediment Control (associated with The Rise Stage 3&4)	Orchard (Thornlands) Developments Pty Ltd	100 Kinross Road Thornlands QLD 4164	Code Assessment	23/03/2017	NA	Development Permit	3
ROL005732	Standard format: 1 into 7 lots	AJS Surveys Pty Ltd East Coast Surveys Pty Ltd Steve Parcell Building	262-276 Boundary Road Thornlands QLD 4164	Code Assessment	29/08/2014	21/03/17	Development Permit	3

Decisions Made Under Delegated Authority 19.03.2017 to 25.03.2017

CATEGORY 3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013849	Shop, Drive Through Restaurant, Refreshment Establishment and Service Industry	Gateway Central (Qld) Pty Ltd	75 Boundary Street Redland Bay QLD 4165	Impact Assessment	23/03/2017	NA	Development Permit	6

Decisions Made Under Delegated Authority 26.03.2017 to 01.04.2017
CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004165	Design & Siting - Deck	Vadim RIBINSKY JNR	8 Ivory Lane Ormiston QLD 4160	Concurrence Agency Referral	28/03/2017	NA	Approved	1
BWP004144	Design and Siting - Dwelling	Professional Certification Group	209A Queen Street Cleveland QLD 4163	Concurrence Agency Referral	28/03/2017	NA	Approved	2
BWP004162	Dwelling House	Building Code Approval Group Pty Ltd	15A Russell Street Cleveland QLD 4163	Concurrence Agency Referral	31/03/2017	NA	Approved	2
BWP004106	Design and Siting - Caravanport	Fastrack Building Certification	5 Dunwich Street Cleveland QLD 4163	Concurrence Agency Referral	28/03/2017	NA	Approved	3
BWP004148	Design and Siting - Dwelling	BA Group Australia Pty Ltd	5 Affinity Way Thornlands QLD 4164	Concurrence Agency Referral	29/03/2017	NA	Approved	3
BWP004155	Design and Siting - Gazebo	BCA Certifiers	12 Edinburgh Street Victoria Point QLD 4165	Concurrence Agency Referral	28/03/2017	NA	Approved	4
ROL006156	ROL 1 into 2	Michell Town Planning & Development	45 Wilson Esplanade Victoria Point QLD 4165	Code Assessment	31/03/2017	NA	Development Permit	4
BWP004142	Design and Siting - Dwelling House	Aaron ORTLIK	5 Saltwater Place Redland Bay QLD 4165	Concurrence Agency Referral	28/03/2017	NA	Approved	5
BWP004087	Design and Siting - Dwelling House	Casey Jackson Homes Pty Ltd	10 Isaac Place Redland Bay QLD 4165	Concurrence Agency Referral	31/03/2017	NA	Approved	6
BWP004091	Secondary Dwelling	Total Lifestyle Builders	6 Cherana Court Victoria Point QLD 4165	Code Assessment	27/03/2017	NA	Development Permit	6
BWP004093	Design and Siting - Garage	Reliable Certification Services	11 Tremont Street Capalaba QLD 4157	Concurrence Agency Referral	27/03/2017	NA	Approved	7

Decisions Made Under Delegated Authority 26.03.2017 to 01.04.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006144	Standard Format 1 into 2 Lots	Mitchell Planning Pty Ltd	11 Goorawin Street Alexandra Hills QLD 4161	Code Assessment	27/03/2017	NA	Development Permit	7
BWP003803	Combined Design and Siting and Build Over or Near Underground Infrastructure - Pergola/Carport	The Certifier Pty Ltd	40 Callaghan Way Capalaba QLD 4157	Concurrence Agency Referral	31/03/2017	NA	Approved	9
BWP004137	Design and Siting - Garage	The Certifier Pty Ltd	120 Killarney Crescent Capalaba QLD 4157	Concurrence Agency Referral	27/03/2017	NA	Approved	9
ROL006127	Standard Format - 1 into 2 Lots	Statewide Survey Group Pty Ltd Consulting Surveyors	5-7 Collingwood Road Birkdale QLD 4159	Code Assessment	28/03/2017	NA	Development Permit	10

11.4.2 PLANNING & ENVIRONMENT COURT MATTERS CURRENT AS AT 29 MARCH 2017

Objective Reference: A2274159
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Emma Martin
Senior Planner

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 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. Hearing set down for May 2017.

2.	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.

3.	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. No action taken.

4.	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. Experts being briefed. Court review scheduled for 17 May 2017.

5.	File Number:	Appeal BD617 of 2017 (MCU013477)
Applicant:		Roycorp Pty Ltd
Application Details:		Multiple Dwelling (x 141) at 11 Rachow Street, Thornlands (Lot 8 on RP84253)
Appeal Details:		Applicant appeal against Council refusal.
Current Status:		Appeal filed 20 February 2017. Experts being briefed. Mediation scheduled for 8 May 2017.

6.	File Number:	1085 of 2017 (MCU012368)
Applicant:		Ponda Developments Pty Ltd
Application Details:		Multiple Dwelling (x 87) and 900m ² commercial office or shops at 219-221 Bloomfield Street, Cleveland (Lot 2 on RP212525)
Appeal Details:		Originating application to revive a lapsed approval.
Current Status:		Application filed 24 March 2017.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

7.	File Number:	2771, 2772 and 2774 of 2016
Applicant:		KFA Investments Pty Ltd
Development:		Unlawful filling at 91-101, 91-141 and 115 Rocky Passage Road, Redland Bay (Lot 1, Lot 2 and Lot 4 on SP117632).
Appeal Details:		Appeals against Enforcement Notices.
Current Status:		Appeals 2772 and 2771 were discontinued by the Appellant on 16 February 2017. Appeal 2774 is to be reviewed on 18 May 2017.

8.	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. Hearing scheduled for 26, 27 and 28 April 2017.

9.	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:		Consent Orders were made in Court on 17 March 2017 requiring the Respondent to undertake certain actions.

10.	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:		Consent Orders were made in Court on 17 March 2017 requiring the Respondent to undertake certain actions.

11.	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:		Due to successful negotiations and action from the Respondents a Notice of discontinuance was filed on 3 March.

12.	File Number:	164 of 2017
Applicant:		Redland City Council
Respondent:		Michelle Rodgers
Development:		Unlawful Use of Premises – 9 Tascon Street, Ormiston.
Appeal Details:		Appeal against Enforcement Notice.
Current Status:		The Enforcement Notice has been set aside and the appeal is finalised.

13.	File Number:	166 of 2017
Applicant:		Redland City Council
Respondent:		Michelle Rodgers
Development:		Unlawful Use of Premises – 11 Tascon Street, Ormiston.
Appeal Details:		Appeal against Enforcement Notice.
Current Status:		The Enforcement Notice has been set aside and the appeal is finalised.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.


CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

11.4.3 MCU013561 PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE REDLANDS PLANNING SCHEME & DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 45 LOTS) - 847-897 GERMAN CHURCH ROAD, REDLAND BAY

Objective Reference: A1899322
Reports and Attachments (Archives)

Attachments: [Aerial Map](#)
[Locality Map](#)
[Zone Map](#)
[Layout Plans](#)
[Previous Approval Plans](#)
[Industrial Assessment](#)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Lachlan McClure
Planning Officer

PURPOSE

Council has received an application seeking Preliminary Approval to vary the effect of the Redlands Planning Scheme (v7) in accordance with s242 of the *Sustainable Planning Act 2009*, and a Development Permit for Reconfiguring a Lot (1) lot into 45 lots, road and open space) on a lot currently zoned Commercial Industry and Open Space at 847-897 German Church Road, Redland Bay.

The application proposes the subdivision of the existing lot in the Commercial Industry Zone to create 45 residential lots. To facilitate this the application seeks to vary the zone that applies to the land so that the Urban Residential Zone of the Redlands Planning Scheme Version 7 applies to the portion of land currently zoned Commercial Industry.

The application was made in accordance with the *Sustainable Planning Act 2009*. The application required public consultation, but did not require referral to the State.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme. The key issues identified in the assessment are:

- Planning Scheme Conflict
 - Industrial Land Supply
 - Residential Land Supply
 - Lot Design and Layout (Urban Residential Lots)
 - Lot Design and Layout (Split-Zone Lots)
 - Traffic and Access
-

- Acoustic Amenity
- Habitat Protection Overlay
- Bushfire Hazard Overlay
- Waterways, Wetlands and Moreton Bay Overlay
- Open Space
- Habitat and Ecology
- Stormwater Management
- Trunk Road Works.

The proposed development does not comply with the Redlands Planning Scheme Commercial Industry Zone Code. Specifically, Specific Outcome S1.1 that requires that inconsistent uses are not established in the zone and Overall Outcome 4.1.7(2)(a) that requires uses to be compatible with industrial uses and not compromise activities expected in the zone. Insufficient grounds have been provided to justify an approval to override the scheme in this regard. It is considered that that the issue of industrial land supply has not been adequately addressed. Insufficient evidence has been provided to demonstrate that the supply of industrial land throughout the City is sufficient for projected demand and that a reduction in the available industrial land would not have a negative impact on economic and employment opportunities.

It is recommended that the application for a Preliminary Approval to vary the effect of the planning scheme and Development Permit for reconfiguration of lots (1 into 45 lots, road and open space) be refused for the reasons identified in the Officer's Recommendation.

BACKGROUND

A preliminary approval (SB004975) was granted on 1 November 2005 for an 18 lot light industrial subdivision. Under the 1988 Planning Scheme the subject land was zoned Industry A and an industrial subdivision was considered consistent with the purpose of this zone. A subsequent development permit was granted on 18 December 2007 by addressing the requirements of the preliminary approval. A request to change the approval was approved on 2 November 2012 to facilitate staging of the development. There is currently an application for extending the relevant period of this development permit. Council requires information from the applicant in regard to creditable works that will form part of an infrastructure agreement and the applicant is still to respond in regard to this. Operational Works approval (OPW001247) was granted 15 May 2013 and subsequent clearing of the land as per the approval took place.

PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is to create 41 residential lots on a vacant lot in the Commercial Industry Zone. To this effect the application includes a Preliminary Approval to vary the effect of the Redlands Planning Scheme Version 7 in accordance with s242 of the *Sustainable Planning Act 2009* (SPA), to ultimately permit the establishment of Urban Residential lots on land in the Commercial Industry Zone. The application also seeks a Development Permit for Reconfiguring a Lot (1 into 45 lots, road and open space).

The application has two aspects/components as described below:

- a) Preliminary approval (under Section 242 of SPA) with a Plan of Development
-

The application seeks a Preliminary Approval for a Material Change of Use to vary the effect of the Redlands Planning Scheme pursuant to Section 242 of the *Sustainable Planning Act 2009*. The proposal is to allow uses similar to that envisaged within the Redlands Planning Scheme's Urban Residential Zone on land currently in the Commercial Industry Zone.

The proposed plan of development would apply the unamended level of assessment tables and assessment criteria of the Redlands Planning Scheme Version 7 Urban Residential Zone to the land currently in the Commercial Industry Zone. This would facilitate the reconfiguration of the land and construction of residential dwellings. The proposed plan of development would also establish amended level of assessment tables and assessment criteria for land in the open space zone. This would remove the Overall Outcome and Specific Outcome requiring reconfiguration to facilitate the dedication of open space land to Council. This is proposed to facilitate the incorporation of Open Space zoned land into the residential subdivision. All remaining codes from the Redlands Planning Scheme Version 7 are not proposed to be amended and will continue to apply to the land.

b) Development Permit for Reconfiguring of Lot (1 into 45 lots)

In conjunction with the abovementioned Preliminary Approval, the proposal seeks a Development Permit for Reconfiguring a Lot (1 lot into 45 lots, new road and open space). The proposed residential lots range between 375m² to 790m² and have frontages that range from 12.5m to 15m. The proposed reconfiguration layout and design is shown on Attachment 4.

Site and Locality

The subject site has an area of 4.7745 hectares and is irregular in shape. It has a frontage to German Church Road on its northern boundary and is bounded by Moogurrapum Creek along its southern boundary. The site was cleared following the previous approval of the light industrial subdivision however some areas of native vegetation remain along the boundaries of the lot and along Moogurrapum Creek. There are currently no other improvements to the site. The topography of the site is undulating and generally falls to the southern boundary to Moogurrapum Creek. The surrounding area is generally characterised by urban residential land and dwelling houses. The land directly surrounding the subject site is as follows:

- North side – Industrial lots that are either vacant or currently used for a variety of purposes including a dwelling, storage of earthmoving equipment and church.
- East side – Environmental Protection and Open Space lots, some with dwelling houses, others vacant.
- South side – Open Space strip along Moogurrapun Creek.
- West side – Open Space strip with Urban Residential lots with dwelling houses further to the west.

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 and is included in this report as appropriate.

Copies of the application were provided to the local Councillor on 7 January 2015.

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 with two aspects/components: Material Change of Use and Reconfiguring a Lot under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions (SPP and SPRP)

SPP & SPRP	Applicability to Application
SEQ Koala Conservation SPRP	The site is designated as a mix of Low Value Bushland and Low Value Rehabilitation. The proposed development area would have contained vegetation reflected in the designations at the time mapping was conducted. The site was subsequently cleared in May 2013 under the Operational Works approval for a previous industrial subdivision (OPW001247) although these works were not completed. This has since diminished the relevance of the vegetation designations. Under s6.2 of the SEQ Koala SPRP, Material Change of Use for an urban activity in the Open Space Zone is Prohibited Development. However the proposed Material Change of Use does not anticipate urban uses in the Open Space part of the lot and is not therefore prohibited. The Reconfiguration does involve the Open Space part of the lot however s6.2 of the SEQ Koala Conservation SPRP does not prohibit subdivisions. While the application proposes to create four split-zone lots partially in both the Urban Residential Zone and Open Space Zone, all urban uses including the ultimate development of dwelling houses and domestic outbuildings of these lots are proposed to be contained within the Urban Residential zoned land. There is no koala habitat to be removed, the development complies with the existing habitat type designations and the dedication of open space land provides for safe koala movement and habitat connectivity in compliance with Division 6 Table 6 Column 2 of the SEQ Koala SPRP.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (Adopted Charges) and Council's adopted infrastructure charges resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	<p>State Interest Stormwater Quality</p> <p>A Site Based Stormwater Management Plan was prepared and submitted with the application. The report modelling indicated that water can be treated to the standards specified in the SPP (water quality). The modelling was done for the revised layout shown in the most recent amended plan. The Site Based Stormwater Management Plan indicates the appropriate location for the proposed stormwater treatment bio-retention basin.</p> <p>State Environmental Matters - Fauna</p> <p>A portion of the subject site is shown on State mapping as habitat for the 'acid frog' Wallum Froglet (<i>Crinula tinnula</i>). The applicant's ecologist confirmed that the creek is suitable habitat at present. The actual presence of the species is unknown. To enable successful breeding, acidic water conditions are required (in the lower pH range). Addition of lime leached through surface or ground waters from concrete structures may raise the pH of receiving waters higher than the tolerable range for breeding.</p>

SPP & SPRP	Applicability to Application
	The potential is acknowledged for the proposed development to increase the pH of the Wallum Froglet habitat and prevent successful breeding however no conclusion can be reached. The applicant's ecologist was asked to comment on post development pH conditions but addressed only the current pH conditions. In this regard, there is no certainty that the proposal would not have potential significant adverse impacts on this matter of State environmental significance and there is no plan to manage or mitigate those impacts in accordance with the State Planning Policy interest for biodiversity. While this issue is outstanding, appropriate conditions could be applied to an approval to require further investigation of this.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme V7.

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

- Commercial Industry Zone Code;
- Open Space Zone Code;
- Reconfiguration Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code; and
- Stormwater Management Code.

Furthermore, the following Redlands Planning Scheme Overlay Codes are relevant to the application:

- Acid Sulfate Soils Overlay Code;
- Bushfire Hazard Overlay Code;
- Habitat Protection Overlay Code;
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code;
- Road and Rail Noise Impacts Overlay Code; and
- Waterways Wetlands and Moreton Bay Overlay Code.

The issues identified in the following section are relevant to the application and are discussed in detail.

Planning Scheme Conflict:

The proposed development seeks to establish residential development on land currently zoned Commercial Industry. This creates a conflict with the Redlands Planning Scheme Commercial Industry Zone Code for the reasons set out below.

Specific Outcome S1.1 of the Commercial Industry Zone Code states that uses identified as inconsistent in Table 1, including dwelling houses, are not established in the zone. The application proposes to establish residential lots, the ultimate use of which is for dwelling houses, on land zoned Commercial Industry and therefore proposes to establish an inconsistent use.

The Redlands Planning Scheme - Planning Scheme Structural Elements Section 1.2.5(9)(g) provides information on inconsistent uses. It states that *'uses and other development which are generally considered inappropriate and not preferred in a zone are identified as inconsistent within each zone code and are impact assessable...indicates the local government's policy position that the nature and operational characteristics of the development and its potential impacts are inappropriate and inconsistent with the purpose of the zone, assessment criteria of relevant codes and the Desired Environmental Outcomes.'*

Additionally, Specific Outcome S1.4 of the Commercial Industry Zone Code clarifies that other development does not hinder the ongoing operation and future economic opportunities of uses expected within the zone. The application proposes to reduce the land available where industrial uses can be established and thereby potentially reduces economic opportunities of industrial uses. The proposal could further reduce the quantity of land suitable for industrial development by compromising the developability of land on the other side of German Church Road for industrial purposes by establishing residential uses nearby.

Given that non-compliance with Specific Outcomes has been identified, reference is made to the Overall Outcomes of the Commercial Industry Zone Code (Section 4.1.7). The Overall Outcomes of the Commercial Industry Zone Code seek to achieve the following:

(a) Uses and Other Development

- (i) Provide land for industrial, storage and display uses that -
 - a. are light industrial and service related industrial activities;
 - b. are for the wholesale or retail sale of bulky goods and other specialised goods and services from larger floor space premises;
 - c. store goods for distribution and sale at other locations;
 - d. support the role and function of centres, while not undermining the retail and commercial functions of centres;
 - e. serve the city and sub-regional community;
 - f. provide local employment opportunities;
 - g. in sub-area CM1 - are commercial and retail sale activities that recognise the prominent gateway location.
- (ii) Provide for non-industrial uses that -
 - a. are compatible with industrial uses;
 - b. support the role and function of centres, while not undermining the retail and commercial functions of centres;
 - c. are ancillary to the primary use on the lot or premises;
 - d. are for indoor recreational and sport related activities;
 - e. serve the immediate workforce.
- (iii) Other development does not compromise uses and associated activities expected in the zone.

The application proposes to establish residential uses on lands zoned to enable the delivery of industrial land uses. The proposal does not achieve the Overall Outcomes of the Commercial industry Zone Code, specifically 4.1.7(a).

The proposal would reduce the available industrial land and thereby compromise the delivery of these uses and activities within the City. The proposal is therefore considered to conflict with the Redlands Planning Scheme.

The *Sustainable Planning Act 2009* (SPA) provides that an assessment manager may decide an application in a way that conflicts with a relevant instrument in circumstances where there are sufficient grounds to justify the decision, despite the conflict. The term “grounds” is defined in SPA to mean matters of public interest rather than any personal circumstances. The Statutory Guideline 05/09 outlines examples of sufficient grounds to justify a decision that conflicts with a relevant planning instrument. This includes situations where the relevant instrument is out of date, incorrect, inadequately addresses development and does not anticipate specific or particular development or where there is an urgent need for the proposal.

Under the Redlands Planning Scheme a proposal to establish an inconsistent use, is deemed to be inappropriate and inconsistent with the purpose of the zone, assessment criteria of relevant codes and the Desired Environmental Outcomes. Sufficient grounds are required to justify an approval despite a conflict.

To justify the proposal despite the above identified conflict the applicant has sought to demonstrate that there are sufficient grounds for approval based on the sufficiency of industrial land supply throughout the City and the level of demand for residential land in Redland Bay. To support their proposal the applicant provided an Industrial Assessment, dated July 2015, prepared by Norling Consulting, and a Response to Information Request, dated 19 February 2016, also prepared by Norling Consulting. The applicant’s argument in relation to Industrial Land Supply and Residential Land Supply is outlined, assessed and summed up as follows:

Industrial Land Supply:

Representation	Assessment
The <i>Redlands City Centres and Employment Strategy 2010</i> and <i>Redlands City Centres and Employment Strategy Review 2013</i> identified that there was sufficient industrial land to accommodate projected job growth.	These reports conclude that there is sufficient industrial zoned land to meet projected demand. This is based on demand for 60ha to 2031 and supply of 59ha vacant and 29ha re-developable land on the mainland. It is noted that these reviews are somewhat outdated and based on information from some years previous. Furthermore the 2013 review discusses opportunities for more efficient utilisation of existing industrial land as well as identifying potential new areas.
Redland City has a lower than average proportion of industrial related jobs. Furthermore, employment growth is projected to be greatest in sectors and industries that do not generate additional demand for industrial zoned land including Health Care, Retail Trade, Education and Training.	While the industrial sector is not the largest employer in Redland City, it is not an insignificant provider of jobs. Greater levels of economic and employment growth may be expected from the non-industrial sector, however no evidence is provided to indicate that this was not appropriately factored into the demand and supply levels anticipated in the planning scheme. Relative levels of employment in different industry sectors does not indicate the appropriate quantum of industrial land required.
Actual population and employment growth has been less than projected by the <i>Redlands City Centre and Employment Strategy 2010</i> and the 2013 review and	Granted that population and employment levels are unlikely to have precisely matched projections. Changes to population and employment growth may influence demand for industrial land.

Representation	Assessment
therefore their predictions are optimistic and short and medium term employment growth will be modest.	However not enough information is provided to give certainty that this is a long term trend such as would change assumptions on which the planning scheme is based.
The Queensland Government Industrial Land Monitoring Program recorded a total of 39ha of vacant mainland industrial land in Redland City at 2011, and an average annual take up of 1ha per year over the previous 6 years.	This measure was taken over a period of economic uncertainty following the Global Financial Crisis. No evidence is provided to demonstrate that this can or should be taken as representative or predictive of industrial industry growth and industrial land demand either currently or for any time into the future.
Inspections undertaken by Norling Consulting of current mainland industrial land in Redland City July 2015 identified 48.2ha of currently vacant industrial land including under-utilised land.	It is acknowledged that there may currently be a quantum of vacant or underutilised industrial land. A total of 48.2ha of vacant or underutilised industrial land may however not be sufficient to accommodate anticipated demand in the medium to long term. Redlands City Centre and Employment Strategy 2010 and Redlands City Centre and Employment Strategy Review 2013 predicted demand for 60ha of vacant industrial land to 2031. The draft City Plan has been prepared with a longer 2041 horizon which could reasonably be expected to increase this shortfall.
The subject site is not well located to function as a successful industrial precinct, principally because it is not located near major transport networks or sited near other industrial precincts.	The location and size of the subject site could conceivably be a barrier to regionally competitive export oriented industries. However no evidence is provided to discount the need for areas of industrial land to support population serving industries and provide local employment opportunities. Furthermore no evidence is provided to show that a planning need for more residential land necessitates this change.
The approval and construction of the Redlands Business Park 1km to the west of the subject site has appropriated the role intended for the subject site.	Redland Bay Business Park provides industrial land near the subject site. The draft City Plan retains the subject site in the industrial zone notwithstanding the Redland Bay Business Park. It is accepted that the Redland Bay Business Park may likely serve some of the function that the subject land was intended to play. However the Redland Bay Business Park may not be sufficient to satisfy all demand for industrial land in this area over the planning period and this is not considered sufficient grounds in this case.
Potential opportunities for significant additional industrial lands have been suggested and investigated including a special enterprise area at Birkdale and integrated employment area at Thornlands.	It is acknowledged that at some time additional land may be zoned for industrial purposes, which may mean that the subject site is not required for industrial purposes. However, no recent additions to industrial land supply have been made. Furthermore the identified sites are not in an industrial zone in either the current Redlands Planning Scheme or the draft City Plan. There are significant barriers to the development of these sites including the public ownership of the Birkdale site and the Regional Plan classification of the Thornlands site. These factors impact the certainty and timeliness with which these sites can be expected to add to industrial land supply.
Notwithstanding changes to the name of different zones, there has been no significant addition or reduction in the total land that can be developed for industrial	The draft City Plan provided an opportunity to reconsider the quantum and location of industrial land throughout Redland City. This exercise did not find that the subject site was surplus industrial land

Representation	Assessment
purposes under the draft City Plan.	and retained the Commercial Industry zoning. Further, the draft City Plan does not provide any other industrial land to accommodate projected demand.

On the point of Industrial Land Supply, it is considered that insufficient evidence has been provided to demonstrate that notwithstanding the subject site, industrial land supply in Redland City can satisfy future demand, or that the reduction in the available industrial land will not prejudice economic and employment opportunities. Inspections carried out by Norling Consulting identified 48.2ha of currently vacant industrial land including underutilised land at July 2015. All previous reports have estimated a requirement for 60ha new industrial land to 2031.

Investigations of potential new industrial land may change the quantum of industrial land supply in the future but there is currently little certainty and several constraints to identified opportunities. It is acknowledged that the short term effects of the proposal on industrial land supply would be minimal and that that the intended purpose of this area of industrial land may be served by the Redland Bay Business Park, however this is not considered to be sufficient grounds to justify the scale of the proposed conflict with the Redlands Planning Scheme. Importantly, the representations made in the Industrial Assessments do not provide certainty that the subject site is not required for industrial purposes and to support economic development and employment opportunities as anticipated in the Redlands Planning Scheme. There is not considered to be sufficient grounds to override the planning scheme in this regard.

Residential Land Supply:

The applicant provided a brief commentary on residential land demand and supply to support the application. In this, it is argued that there is insufficient residential land supply in Redland Bay and that the development of the subject site for residential purposes would help to satisfy this demand.

The assessment notes that Redland Bay is a popular residential suburb and has a strong rate of dwelling approvals and residential population growth. It determines that under the Redlands Planning Scheme there is 49.4ha of vacant Urban Residential land and 9.6ha of vacant Medium Density Residential land in Redland Bay. The assessment estimates that there is the potential for 830 additional dwellings in Redland Bay based on current vacant residential land and an estimated density of 12 dwellings per hectare and 24 dwellings per hectare for urban residential and medium density land respectively. This is the applicant's estimate of likely achievable densities in the area. The supply of residential land in Redland Bay does not change under the draft City Plan. In terms of residential land supply in surrounding areas, only the recent Preliminary Approval for the Shoreline Masterplan is acknowledged as a factor in medium to long term land supply. On this basis the Applicant argues that the current and draft planning schemes have insufficient capacity to accommodate projected demand and that there is a strong level of community, economic and planning need for the proposed residential lots.

The following concerns remain in relation to the methodology and conclusion of the residential assessment provided to support the application and to justify the proposed conflict with the planning scheme. The residential assessment is narrowly focused on a consideration of residential land in Redland Bay. Significant areas of new residential land surrounding Redland Bay are not considered in the assessment of residential land supply.

These areas include the South East Thornlands Structure Plan area, Kinross Road Structure Plan area and the Shoreline Preliminary Approval area as well as planned land use intensification in the Capalaba and Cleveland Centres. The assessment does not consider changing dwelling types and planned land use intensification. For example, the dwelling densities used by the applicant in their assessment of dwelling supply, is below the target densities of the SEQ Regional Plan and the structure plan areas of the Redlands Planning Scheme. When these factors affecting land supply are considered, it appears highly unlikely that Redland City will experience a shortage of residential land. Current residential land supply includes sufficient urban residential land to accommodate traditional dwelling houses as well as land zoned for more dense forms of residential development.

Recent residential land supply assessments undertaken as background to the draft City Plan did not identify a shortfall of land for residential purposes. The Redland City land supply Review (2012) concluded that *'there is sufficient residential zoned land for the life of the next planning scheme assuming the housing choices of the forecast population match the proposed housing supply'*. The Redland Land Supply Review 2014 found that *'over the period from 2014 to 2041 the region theoretically has the space to accommodate the number of dwellings required to house its target population'*. Though the report did note that over the longer term the supply of land for detached dwellings would become more constrained, the Shoreline preliminary approval addresses the longer term supply of land for detached dwellings.

The character and amenity of surrounding residential lands also needs to be considered. The applicant notes that the proposed residential development would reflect the character of surrounding land uses and would benefit from the residential amenity of the area. This is acknowledged. However it is not considered sufficient grounds to justify a conflict with the planning scheme and the potential shortfall in industrial land that the proposal may cause.

Furthermore, the introduction of residential uses on the subject site would not only remove the subject land from the supply of industrial land but also introduce a conflict with the remaining Commercial Industry land directly to the north of the site. The development of the adjoining land to the north of the subject site for its intended industrial purpose would present a noise and amenity impact on the proposed residential lots which could further constrain the availability and developability of industrial land in the City. Currently the subject site and surrounding industrial land has a vegetated open space buffer separating Commercial Industry land from nearby Urban Residential to prevent this conflict.

On the point of Residential Land Demand, the information provided does not demonstrate that there is insufficient residential zoned land to meet demand for residential dwellings. There is sufficient vacant residential land in this part of Redland City to accommodate demand for residential dwellings and it is considered unlikely that the City will experience a shortage of new residential land or that a lack of opportunities for residential development will make housing unaffordable. There is no overriding community need for new residential land in addition to that already accommodated in the Redlands Planning Scheme. The representations made in the Residential Assessment do not demonstrate an overriding need for new residential lots and there is not considered to be sufficient grounds to override the planning scheme in this regard.

The proposed establishment of a residential development in the Commercial Industry zone is a conflict with the Redlands Planning Scheme. As detailed in the previous sections, it is considered that the applicant has not demonstrated sufficient grounds

to justify approval in the context of a conflict of this scale. There is no certainty about the sufficiency of the supply of industrial land to support economic and employment needs in Redland City. Furthermore it is considered that there is no overriding public need for additional residential land as there is no shortfall of residential land in Redland City. Therefore the recommendation of this report is that the application be refused. This includes refusing the material change of use aspect of the application which proposes to vary the planning scheme to facilitate residential development in the Commercial Industry Zone, and refusing the reconfiguration aspect of the application which seeks a development permit for a 1 into 45 lots subdivision.

Further Assessment of the Reconfiguration Aspect of the Application

As this report recommends refusal of the aspect of this application that proposes to facilitate residential development in the Commercial Industry Zone, it also recommends refusal of the aspect of this application that proposes a 1 into 45 lots residential subdivision. Notwithstanding this conclusion the following assessment of the reconfiguration aspect of the application against the remaining requirements of the Redlands Planning Scheme is provided to assist Council's decision making. Issues are identified with the reconfiguration aspect of the application and recommendations are provided for how these issues could be addressed in the event that an approval was given for the material change of use aspect of the application which proposes to vary the planning scheme to facilitate residential development in the Commercial Industry Zone.

These further issues with the reconfiguration aspect of the proposal were not adequately addressed by the applicant throughout the assessment process. It is understood that the applicant did not want to commit further resources to address details of the reconfiguration while there was uncertainty as to the fundamental principle of residential development. As a result, it is considered that there are outstanding issues associated with the reconfiguration that would need to be addressed before a development permit could be issued.

Note that the proposed Plan of Development applies the Urban Residential Zone Code without amendment. It amends the Open Space Zone Code only in relation to the level of assessment for reconfiguration by removing the trigger for impact assessment if reconfiguration is not being undertaken by the local government; or all land within the Open Space Zone is contained within one single lot, and removing the requirement that reconfiguration facilitate the dedication of Open Space land to Council.

Lot Design and Layout (Urban Residential Lots):

Proposed lot size and layout in the proposed residential zone (other than the split-zone lots discussed below) complies with Specific Outcome S2.1 of the Reconfiguration Code. Lots range in sizes from 375m² to 790m² and have a frontage between 15m and 12.5m for standard and small lots respectively. Three internal lots are proposed (ie Lots 11, 29 and 38) and the access arrangements comply with the Reconfiguration Code. In relation to Specific Outcome S2.4 of the Urban Residential Zone Code reconfiguration achieves an average net residential density of 14 lots per hectare and a density of not greater than 1 dwelling unit per 400m².

Specific Outcome S1.2 of the Reconfiguration Code has requirements for the movement network. In this regard, the proposal does not comply with S1.2(d) in that it is served by a single entry/exit street, S1.2(e) because its use of cul-de-sac and S1.2(i) because it does not maximise road frontage to open space areas. The lack of road frontage to open space land reduces access to, and usability of, open space

land to the south, results in inaccessible areas of open space land to the north of the subject site and does not provide a linkage to the park to the south west. The configuration of the road network, specifically the lack of esplanade roads adjoining open space land and the predominance of cul-de-sac conflicts with these Specific Outcomes, and consequently the proposal does not comply with the Reconfiguration Code.

While the proposed lot size and dwelling density is appropriate and meets the requirements of the Redlands Planning Scheme Reconfiguration Code and Urban Residential Zone Code, the configuration of the road network does not comply. The recommendation of this report is that Council refuse the aspect of the application that seeks to vary the Redlands Planning Scheme and refuse the aspect of the application that seeks a development permit for reconfiguration. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, these issues with the reconfiguration layout and access network could be addressed by issuing a Preliminary Approval for the reconfiguration aspect of the application. This would approve the concept of a subdivision while requiring the applicant to address the remaining issues with the layout and access network.

Lot Design and Layout (Split-Zone Lots):

The proposed reconfiguration plan includes four lots that are partially within the Open Space Zone and partially within the proposed Urban Residential Zone. The intention for these split-zone lots (ie Lots 21, 22, 39 and 42) is for any future dwelling houses to be located on the Urban Residential section of the lot while the Open Space section of the lot is to provide an open space function while in private ownership. This appears to have been designed to enable larger lots to be created using Open Space land without the development being prohibited under the SEQ Koala SPRP.

The proposed split-zone lots do not comply with the Open Space Zone Code. Specific Outcome S1.3 requires that reconfiguration; facilitates the dedication of open space land to Council, enhances recreational opportunities, provides open space linkages and does not prejudice the future use of the land for open space purposes. Similarly the Overall Outcomes of the Open Space Zone Code require that reconfiguration facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in Part 10 - Priority Infrastructure Plan, and does not prejudice the future use of this land for open space purposes. The proposed split use zones do not achieve this outcome and therefore do not comply with the Open Space Zone Code. Furthermore the proposed private open space land separates open space land owned by Council to the south of the subject site and thereby does not provide open space linkages as sought by the code.

It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolve to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue with the proposed split-zone lots could be managed with appropriate conditions or amendment of the proposed reconfiguration layout plan to remove the split-zone lots.

Traffic and Access:

The subject site adjoins, and proposes new access roads from, German Church Road. The applicant submitted a Traffic Engineering Report to demonstrate that the proposal complies with the Redlands Planning Scheme Access and Parking Code. The traffic report concludes that the traffic generated by the development will be

minimal compared to background traffic, and that affected roads are able to accommodate the increased traffic load. While previous plans have included a roundabout to German Church Road, the traffic report says that a channelised right turn lane is not required and a basic left turn is suitable for the development.

However the following concerns exist regarding traffic and access requirements for the development. The applicant's traffic report concluded that minor shoulders are required to German Church Road, further they concluded that while the proposed plans are suitable for preliminary assessment, further investigation and detailed design is necessary. There is uncertainty whether the proposed basic left turn shoulder widening to German Church Road will impact the size of proposed Lots 1 and 45. No conceptual intersection design was submitted with the application. If additional land is required proposed Lots 1 and 45 may vary from the proposed reconfiguration layout plan and may be reduced beyond the minimum lot size prescribed by the Reconfiguration Code. This issue was not pursued further because more fundamental issues with the proposal remained in question.

It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, these issues with traffic and access could be addressed by issuing a Preliminary Approval for the reconfiguration aspect of the application. This would approve the concept of the subdivision while requiring the applicant to provide further information to provide a conceptual intersection design and account for any shoulder widening in the proposed reconfiguration layout plan.

Acoustic Amenity:

The Road and Rail Noise Impacts Overlay is applicable to the site, which is located in close proximity to existing agricultural and industrial uses. The applicant was asked to address concerns about acoustic amenity in an information request. In response the applicant submitted a Noise Impact Assessment which concluded that the proposal can achieve compliance with the Redlands Planning Scheme in this regard without an acoustic barrier. However Councils Environmental Health Team has concerns regarding the acoustic amenity of the proposed development. It is considered that the Noise Impact Assessment did not appropriately assess the noise impacts of the nearby scaffolding yard and the Commercial Industry land to the north of the subject site. The report concluded that an acoustic fence and landscape buffer was not required. This raises doubts concerning the methodology employed in the report as similar residential developments on adjoining sites have established an acoustic barrier and landscape buffer where they adjoin German Church Road. As there is a disagreement as to the methodology of the acoustic amenity assessment, the Health and Environment team recommended third party review. This was not pursued as there are other fundamental issues with the proposed development.

Any requirement for an acoustic barrier and landscape buffer will impact on the proposed reconfiguration plan and affect the size of some proposed lots. Some of these lots could also be reduced by the ultimate intersection design providing access to German Church Road (as discussed above), the cumulative impact could have a significant impact on the size of some of these lots (Lots 1, 45 and 6 particularly). It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue could be addressed by issuing a Preliminary Approval for the reconfiguration aspect of this approval. This would approve the concept of a subdivision while

requiring the applicant to re-examine acoustic amenity requirements and redesign the subdivision layout accordingly to ensure the level of acoustic amenity is appropriate for residential dwellings.

Habitat Protection Overlay:

Habitat Protection overlay mapping was created in 2006. Historic aerial photography indicates a moderately vegetated area that aligns with the Bushland Habitat and Enhancement Corridor designations. The relevant areas are now completely cleared. This clearing occurred following the approval of the previous development application. No native trees need to be removed from the site. The Habitat Protection Overlay Code has no specific requirements. For the Enhancement Corridor, Specific Outcome S2.1(5) requires enhancement planting to assist wildlife movement, this should be demonstrated in landscaping plans at the operational works stage. The development is considered to comply with the Redlands Planning Scheme Habitat Protection Overlay Code in this regard.

Bushfire Hazard Overlay:

There is a narrow area of Medium Hazard mapped along the German Church Road frontage and along the southern boundary to Moogurrapum Creek. The actual vegetation has been cleared since the map was created. Proposed Lots 19, 20 and 21 are located in the Medium Bushfire Hazard area however clearing has altered actual site conditions from those on which the current overlay mapping is based and has reduced bushfire hazard. The proposal is considered to comply with the Redlands Planning Scheme Bushfire Hazard Overlay in this regard.

Waterways, Wetlands and Moreton Bay Overlay:

A Minor Waterway follows the south-eastern boundary. The proposed reconfiguration layout would locate 5 lots (proposed Lots 38, 39, 41, 42 and 43) partially within the drainage buffer area adjoining Moogurrapum Creek. In this regard the proposed development does not comply with Specific Outcome S1.1 of the Waterways, Wetlands and Moreton Bay Overlay Code. The applicant was asked to address this issue in an information request. The applicant chose not to provide any further assessment in response to this on the basis that the proposed development footprint is consistent with the previous approval (attachment 4) and that some rehabilitation is proposed. This reasoning does not satisfactorily address the concerns raised in relation to the requirements of the Waterways, Wetlands and Moreton Bay Overlay Code.

It is understood that the applicant did not wish to commit further resources to address these details because of the uncertainty concerning the component of the application that seeks to vary the planning scheme. It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue could be addressed by issuing a Preliminary Approval for the reconfiguration aspect of the application requiring the applicant to address the impact of this encroachment into the overlay area or revision of the reconfiguration layout plan to locate all proposed lots outside of the Waterways, Wetlands and Moreton Bay Overlay area.

Open Space:

Part of the subject site is within the Open Space Zone. The proposed reconfiguration plan includes four split-zone lots that are partially within the Open Space Zone and

partially within the proposed Urban Residential zone. This aspect of the proposal is considered in a preceding section of this report. The remaining area of Open Space zoned land is contained in one lot to be dedicated for open space purposes and thereby complies with the Open Space Zone Code.

An arborist report investigating tree retention and protection was requested as part of Council's information request. The report was requested because trees in the proposed playground area, along the boundaries of adjoining lots are located in close proximity to proposed excavation works which could undermine their health. The applicant declined to provide an arborist report, providing instead a general statement that the proposed development is designed to avoid the tree protection zone. It is understood that the applicant declined to provide an arborist report because they deem it not to be a key issue and to limit their expenditure on the application given the uncertainty of the fundamental principle of the proposal. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue could be addressed by appropriate conditions on any subsequent development permit for reconfiguration.

Habitat and Ecology:

The development layout is close to Moogurrapum Creek which is mapped as essential Wallum Frog habitat. The application was supported by an Ecology Assessment that identified the subject site as potential Wallum Frog Habitat. The applicant's ecologist was asked to comment on post development pH conditions but this commentary was not provided. There is no certainty that the proposal would not have adverse impacts on this matter and there is no plan to mitigate or manage those impacts. Therefore, the proposal may compromise the achievement of the Redlands Planning Scheme Desired Environmental Outcome 1 - Natural Environment, which is to maintain biodiversity and protect and enhance vulnerable native fauna (as well as the State Planning Policy State interest – biodiversity, as discussed previously). The ecology report accompanying the application relied upon the argument that the footprint of the proposed development is no larger than the footprint of the existing approval and therefore implies no impact beyond that already accepted. However, this provides no certainty of the actual impact of the proposal on the potential Wallum Frog Habitat.

It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue could be addressed by issuing a Preliminary Approval for the reconfiguration aspect of the application and requiring further investigation of the habitat impacts of the proposal.

Stormwater Management:

A Site Based Stormwater Management Plan was provided by the applicant and demonstrates that stormwater quality and quantity can be adequately addressed in accordance with the Redlands Planning Scheme.

Details of the Q100 flow path were requested in an information request, but not provided by the applicant. Accordingly, the applicant has not demonstrated that the proposed residential lots are outside of this area and that the proposed bio-retention basin is below this area. It would also appear that some proposed lots (ie Lots 33, 38, 39, 40, 41 and 42) are at least partially within the Flood Prone, Storm Tide and Drainage Constrained Land overlay area and therefore it cannot be said that the

proposal will not result in lots that are subject to risk or hazard from flood in compliance with S1.1 (1d) of the Reconfiguration Code and S1 of the Flood Prone Storm Tide and Drainage Constrained Land Overlay Code.

The site based stormwater management report concluded that the additional runoff from the proposed development would not have any undue impact on the adjacent properties and/or downstream properties. However it did not address whether the proposed lots in the Flood Prone, Storm Tide and Drainage Constrained Land Overlay area were subject to flood impacts from the defined flood event. In this regard the proposal has not demonstrated compliance with S1.1 (1d) of the Reconfiguration Code and S1 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code. This issue was not pursued further because more fundamental issues with the proposal remained in question.

It is recommended that the variation to the planning scheme and the reconfiguration be refused. However, if Council resolved to approve the material change of use aspect of this application that seeks to vary the effect of the Redlands Planning Scheme, this issue could be managed by issuing a Preliminary Approval for the reconfiguration aspect of the application and requiring the applicant address potential flooding issues, which may require amendment of the proposed reconfiguration layout.

Infrastructure Charges

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

Total charge: \$1,245,692.80

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

Notice #001413	
Residential Component	
45 X 3 bedroom residential dwellings X \$28,311.20	\$1,274,004.00
Demand Credit	
1 X existing lot X \$28,311.20	\$28,311.20
Total Council Charge: \$1,245,692.80	

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

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

The proposed development is impact assessable and required public notification. The application was publicly notified for 32 business days from 27 May 2016 - 12 July 2016. Notice of compliance for public notification was received 12 July 2016.

There were 2 properly made submissions received during the notification period. A further submission was received from one of the original submitters which was not properly made but was accepted under s305(3) of the *Sustainable Planning Act 2009*. A petition was received outside of the notification timeframe. The matters raised in these submissions are outlined below.

1.	Issue Proposes green buffer zone between neighbouring lots and proposed residential lots for amenity, hydraulic and habitat purposes.
	Officer's Comment Should Council resolve to approve the proposal, the storm water assessment and ecology reports submitted by the applicant demonstrates that the suggested buffer is not required for hydraulic or habitat purposes. The amenity impact of dwelling houses is considered to be low. The site has already been cleared and the more strategic location for the preservation of habitat values is along Moogurrapum creek.
2.	Issue Lot size too small.
	Officer's Comment Should Council resolve to approve the proposal, lots comply with the Redlands Planning Scheme Reconfiguration Code and Urban Residential Zone Code in relation to their sizes. A variation of lot sizes provide for a range of dwelling types and housing diversity. Note that the proposed reconfiguration layout does not comply with the Reconfiguration Code in regards to the location and configuration of the road network.
3.	Issue Residential development more in keeping with surrounding area and in keeping with the existing residential amenity of the area.
	Officer's Comment Acknowledge surrounding land uses are predominantly residential and that local residents may prefer residential uses rather than industrial uses. However Council must consider the available industrial land city wide and the needs for economic activity and employment.

Deemed Approval

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

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V7 and other relevant planning instruments. The decision is due on 19/04/2017.

Risk Management

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

Financial

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

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

People

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.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to conflict with these instruments, and insufficient information to justify approval despite this conflict has been provided as outlined in this report. It is therefore recommended that the application be refused.

Council's options are to:

1. Adopt the officer's recommendation to refuse the application (both parts).
2. Resolve to approve the Preliminary Approval part of the application, lodged under Section 242 of the *Sustainable Planning Act 2009*, subject to conditions, and refuse the Reconfiguring a Lot part of the application.
3. Resolve to approve the Preliminary Approval part of the application, lodged under Section 242 of the *Sustainable Planning Act 2009*, subject to conditions, and issue a Preliminary Approval for the Reconfiguring a Lot part of the application subject to meeting additional requirements.
4. Resolve to approve the application with conditions.
5. Resolve to approve the application without conditions.

OFFICER'S RECOMMENDATION

That Council resolves that the proposed Preliminary Approval to vary the effect of the Redlands Planning Scheme in Accordance with s242 of the *Sustainable Planning Act 2009*, and the proposed Development Permit for Reconfiguration of a Lot (1 lot into 45 lots, new road and open space) at 847-897 German Church Road Redland Bay be refused on the following grounds:

1. Conflict with Commercial Industry Zone Code
The proposal conflicts with Specific Outcome S1.1 and S1.4 and Overall Outcome 4.1.7 (2)(a) of the Commercial Industry Zone Code. The proposal seeks to establish Urban Residential lots in the Commercial Industry Zone which is an inconsistent use and which will likely hinder future economic opportunities for industrial uses. There is not sufficient grounds to override the planning scheme in this regard as:
 - a. Insufficient evidence has been provided to demonstrate that the supply of industrial land is sufficient for projected demand or that a reduction in
-

available industrial land will not have a negative impact on economic and employment opportunities in Redland City.

- b. There is no shortage of Urban Residential land in Redland City, housing development and affordability is not constrained, the planning scheme accommodates sufficient Urban Residential land without diminishing the supply of Commercial Industry land.

2. Conflict with the Open Space Zone Code

The proposal conflicts with Specific Outcome S1.3 and Overall Outcome 4.16.7 (2)(a)(iii) of the Open Space Zone Code. The proposed split-zone lots do not facilitate the dedication of open space land to Council, do not enhance recreational opportunities or provide open space linkages and prejudice the future use of the land for open space purposes.

3. Conflict with the Reconfiguration Code

4. The proposal conflicts with Specific Outcome S1.2 (e) of the Reconfiguration Code as it does not limit the use of cul-de-sac, and Specific Outcome S1.2 (i) of the Reconfiguration Code because it does not maximise road frontage to open space areas. This reduces the access to, and usability of, open space land to the south and west of the subject site.

5. Creation of lots in Waterways Area

The proposal conflicts with S1.1 of the Waterways, Wetlands and Moreton Bay Overlay Code as it proposes new residential lots located in the area shown on the overlay map.

6. Creation of lots in Flood Prone Area

The proposal conflicts with S1 of the Flood Prone Storm Tide and Drainage Constrained Land Overlay Code and S1.1 (1d) of the Reconfiguration Code as it proposes new residential lots on land below the defined flood event.

7. Potential Impact of Development on Wallum Froglet Habitat

The proposal compromises the State Planning Policy State Interest - Biodiversity and the Redlands Planning Scheme Desired Environmental Outcome - Natural Environment, and Biodiversity. The proposed development adjoins mapped Wallum Froglet habitat along Moogurrapum Creek. The application has not provided any clarity on the potential adverse impacts the proposed development will have on this matter and did not offer a plan to mitigate or manage those impacts.

8. Sufficient Grounds

The application has not provided sufficient grounds to justify an approval despite the above conflicts with the Redlands Planning Scheme.

COUNCIL RESOLUTION

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

That Council resolves to approve the Preliminary Approval part of the application, lodged under Section 242 of the *Sustainable Planning Act 2009*, subject to conditions, and issue a Preliminary Approval for the Reconfiguring a Lot part of the application subject to meeting additional requirements and subject to the following being met:

<u>For Preliminary Approval Under S242 Aspect</u> <u>ASSESSMENT MANAGER CONDITIONS</u>		<u>TIMING</u>	
29. 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>			
30. Comply with the approved plans and documents in Table 1, subject to the conditions of this approval and any notations by Council on the plans and documents.		Prior to the use commencing and ongoing.	
Plan/Document Title	Reference No.	Prepared By	Doc. Date
Plan of Development: Levels of Assessment and Assessment Criteria (as amended in red)	BRJD6887.000	Land Partners	25/05/2016

Table 1: Approved Plans and Documents

31. Submit to Council, and have approved a Zone Plan that shows the extent of the proposed Urban Residential Zone limited to the land currently zoned Commercial Industry. The Zone Plan must not show any proposed reconfiguration layout. <i>Advice: the purpose of this condition is to show clearly how the approved Plan of Development applies to the land, without the reconfiguration layout component which is not approved.</i>	As part of the first development application or request for a negotiated decision for a development permit.
32. Comply with the approved Zone Plan required by Condition 3.	Ongoing.
33. Comply with the Redlands Planning Scheme V7 Open Space Zone Code.	Ongoing.
34. Comply with all other provisions of the Redlands Planning Scheme V7 not amended by this Preliminary Approval.	Ongoing.

CARRIED 6/5

Crs Boglary, Mitchell, Edwards, Talty, Gleeson and Williams voted FOR the motion.

Crs Gollè, Hewlett, Elliott, Huges and Bishop voted AGAINST the motion.

Attachment 1 – Aerial Map



Attachment 2 Locality Map





- LEGEND**
- SITE BOUNDARY
 - N/A STAGE BOUNDARY
 - EXISTING BUILDING
 - N/A DRAINAGE LINE
 - N/A EXISTING DAM
 - N/A Q100 FLOODLINE
(As provided by -----)
 - EXISTING EASEMENT
 - PROPOSED ACCESS EASEMENT
 - N/A EXISTING CAR PARKING
 - N/A PROPOSED NOMINAL CAR PARKING
 - N/A PROPOSED RETAINING WALL
 - N/A PROPOSED STORM WATER DETENTION AREA
 - N/A LAND DEDICATED FOR COMMUNITY PURPOSES
 - ZONE BOUNDARY- OPEN SPACE
 - BUILDING AREAS (INDICATIVE)
OFFSETS- FRONT BOUNDARY - 6m
SIDE & REAR BOUNDARY - 1.5m
- BUILDING AREAS - INDICATIVE ONLY.
(SITE COVER TO NOT EXCEED 50% OF SITE AREA)**
- LOT 21 - 270m²
 - LOT 22 - 292m²
 - LOT 39 - 705m²
 - LOT 42 - 471m²



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.

CLIENT
THE HARRIDAN GROUP

PROJECT
PROPOSED RECONFIGURATION PLAN OF LOT 2 ON SP147566

LOCAL AUTHORITY
REDLAND CITY COUNCIL

NOTES

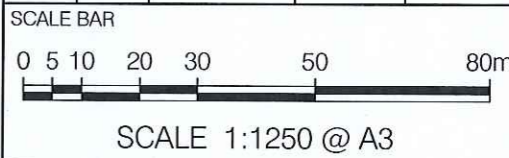
(i) This plan was prepared for the purpose and exclusive use of The Harridan Group to accompany an application to REDLAND CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	45	375m	1.618ha	4.7745 ha



Brisbane Office
Level 3 - Kings Row 4
40 McDougall Street
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101



(07) 3842 1000
(07) 3842 1001
info@landpartners.com.au
www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	-		
CONTOUR INTERVAL	0.5m		
COMPUTER FILE	688700C5		
DRAWN	CGW	DATE	23/05/2016
CHECKED	ADR	DATE	23/05/2016
APPROVED	JHD	DATE	23/05/2016

PLAN NUMBER
BRJD6887.000-004

REV
C

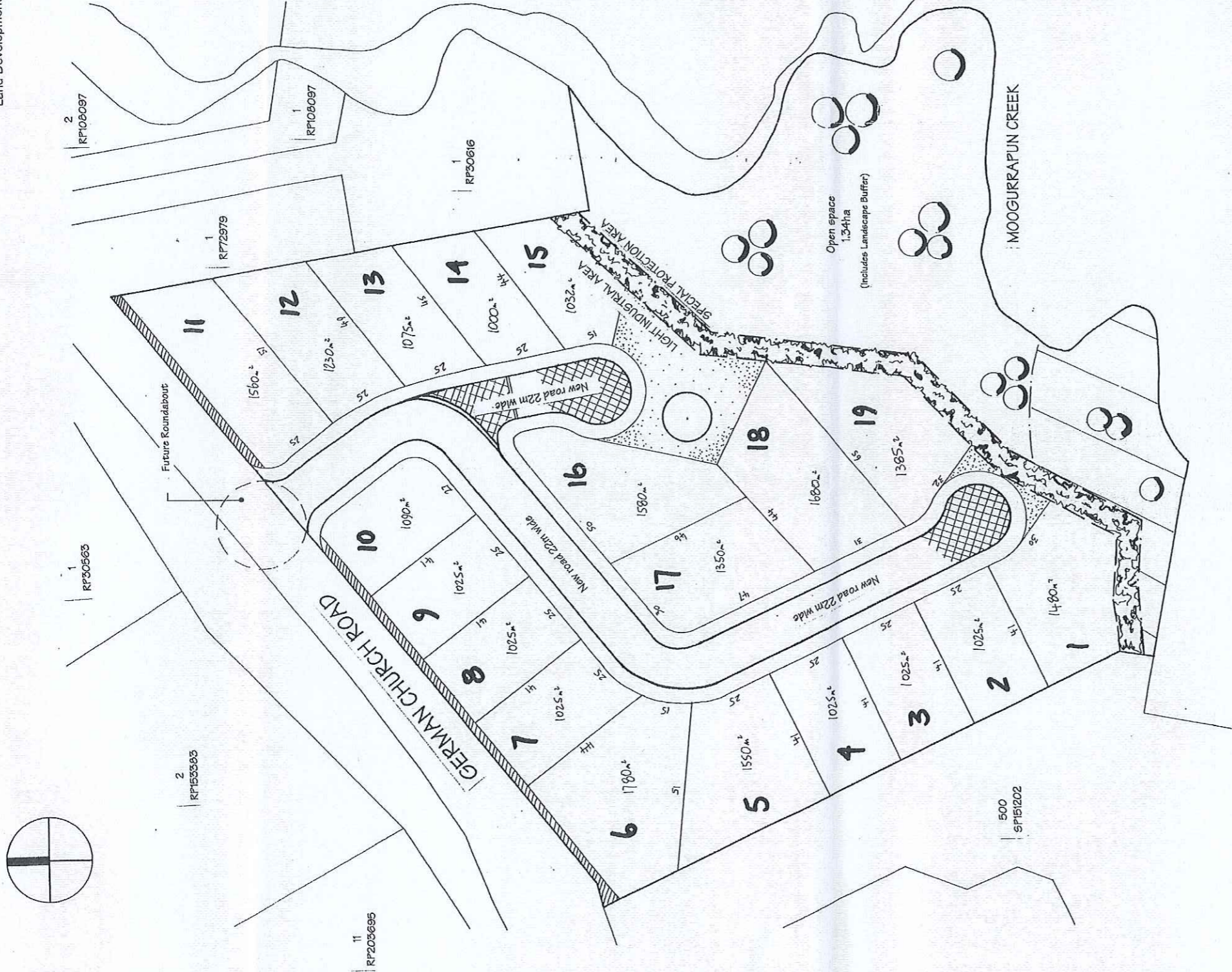


CLIENT THE HARRIDAN GROUP				
PROJECT PROPOSED RECONFIGURATION PLAN OF LOT 2 ON SP147566				
LOCAL AUTHORITY REDLAND CITY COUNCIL				
NOTES (i) This plan was prepared for the purpose and exclusive use of The Harridan Group to accompany an application to REDLAND CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.				
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	45	375m	1,618ha	4,7745 ha
SCALE BAR 0 5 10 20 30 50 80m SCALE 1:1250 @ A3				
 <p>LANDPARTNERS built environment consultants</p>				
<p>Brisbane Office Level 3 - Kings Row 4 40 McDougall Street Milton QLD 4064 PO Box 3916 South Brisbane BC QLD 4101</p> <p>(07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au w www.landpartners.com.au</p>  <p>ISO 9001:2008 FS 535063</p>				
LEVEL DATUM		AHD		
LEVEL ORIGIN		-		
CONTOUR INTERVAL		0.5m		
COMPUTER FILE		688700C4		
DRAWN	CGW	DATE	16/05/2016	
CHECKED	JHD	DATE	16/05/2016	
APPROVED	JHD	DATE	16/05/2016	
PLAN NUMBER		BRJD6887.000-004		REV B

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.

JHD:CGW

SB. 0.0.4.0.15...Date...13.12.07...
 Approved by Redland Shire Council
 Land Development Services Manager



REAL PROPERTY DESCRIPTION

Lot 2 on SP147566

LEGEND

- Site boundary
- Existing Tree to be retained
- Special Protection Area (Redland Shire Council Planning Scheme)
- Landscape buffer - 2m wide (in accordance with RSC requirements)
- Fire protection Buffer

DEVELOPMENT SUMMARY

Total Site Area	4.7745ha
Total number of allotments	19
Average allotment area	1260m²
Average allotment frontage	25m
Total Open space	1.34ha

PLAN NOTES

1. Design subject to local authority approval. Plan subject to detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey.
2. Preliminary plan, for discussions purposes only. Plan subject to ecological assessment, in regard to existing vegetation and stormwater assessment.

AMENDMENTS

- A. Original.
- B. Reconfiguration of lots.
- C. Frontage to lot 900 made larger.
- D. Reconfiguration of lots to include existing tree.
- E. Reconfiguration of lots, lot numbering and amend road layout.

PLAN OF RECONFIGURATION
847 GERMAN CHURCH ROAD
REDLAND BAY





REDLAND CITY COUNCIL
Approved Plan
01 NOV 2012
Application Number **SP004975**
See Decision Notice for conditions of approval

RECEIVED
19 SEP 2012
PLANNING ASSESSMENT

CUL-DE-SAC LOCATION MARKED
IN RED IS INDICATIVE ONLY.
NOT TO SCALE.
RCC REV. 2

LEGEND	
	EXISTING SURFACE CONTOURS
	PROPOSED STAGE 1
	FUTURE STAGE 2

STATUS		PRELIMINARY		NOT TO BE USED FOR CONSTRUCTION	
REV	DESCRIPTION	DATE	DRAWN	DATE	
B	TURNAROUND AREA ADDED	19.09.12	MB		
A	ORIGINAL ISSUE	28.06.12	G.S.		

THIS DESIGN AND PLAN IS COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART OR TO BE USED ON ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF YEATS CONSULTING PTY LTD

DRAWING IS NOT TO BE SCALED

SCALE (AT ORIGINAL SHEET SIZE)

SCALE 1:150

ORIGINAL SHEET SIZE

A1

CLIENT
HIB PTY LTD

PROJECT
847 GERMAN CHURCH ROAD
REDLAND BAY

YEATS
CONSULTING ENGINEERS

LEVEL 9, 371 QUEEN STREET, BRISBANE QLD 4000 AUSTRALIA
T 07 3229 5574 info@yeats.com.au www.yeats.com.au

TITLE						STAGING PLAN	
TASK	BY	INITIAL	DATE	APPROVED	RPEQ No	N/A	
REVIEW	GO		28.06.12			DRAWING NUMBER	
DESIGN	MB		28.06.12			YC0330-SK03	
DRAWN	MB		28.06.12			REVISION	
						B	

Appendix F : Industrial Assessment

Prepared by Norling Consulting Pty Ltd

Norling Consulting Pty Ltd
Level 5, 320 Adelaide St
GPO Box 5061
Brisbane Qld 4001
ABN: 92 082 232 540

mail@norling.com.au
www.norling.com.au

Company Director
Jon Norling

Norling Consulting^{Pty Ltd}
Business & Property Economics

RESIDENTIAL DEVELOPMENT REDLAND BAY



Industrial Assessment

Prepared for Harridan Pty Ltd

July 2015

Prepared by:

Jon Norling, Director

Hannah Seymour, Consultant

Norling Consulting^{Pty Ltd}
Business & Property Economics

Warranty:

This report has been based upon the most up to date readily available information at this point in time, as documented in this report. Norling Consulting Pty Ltd has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. Norling Consulting Pty Ltd shall not be liable for damages arising from any errors or omissions which may be contained within these information sources.

As this report involves future market projections which can be affected by a number of unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate.

CONTENTS

- 1 Introduction 2**
- 1.1 Background 2
- 1.2 Study Objective and Methodology 2
- 2 Relevant Planning Scheme Provisions..... 4**
- 3 Redland City Employment 6**
- 4 Industrial Capacity 8**
- 5 Assessment 10**
- 6 Conclusion..... 12**

1 INTRODUCTION

1.1 Background

Norling Consulting has been commissioned by Harridan Pty Ltd to prepare an Industrial Assessment for a proposed residential development at Redland Bay. This Industrial Assessment is to accompany the Development Application to be lodged with Redland City Council on behalf of Harridan Pty Ltd.

Harridan Pty Ltd controls a 4.77ha vacant site located at 847 German Church Road, Redland Bay. The site is contained within the Commercial Industry zone, which provides for a range of light industry, storage and display facilities. Harridan Pty Ltd considers that there is no demand for these types of uses on this site and proposes to develop the site for a 51 lot residential estate, with lots averaging about 450m².

Given the recent demand levels for residential housing in Redland Bay, it is expected that there will be strong demand for housing on this site. However, with the proposed residential development being in conflict with the Commercial Industry zone on this site, it is expected that the application would need to demonstrate that the community would not be disadvantaged in some fashion by the loss of the Commercial Industry zoned land.

Norling Consulting is a specialised economic and market research consultancy for the property industry and has considerable experience in undertaking assessments of economic need and impacts within the retail, commercial office, industrial, residential and tourism sectors across Queensland.

1.2 Study Objective and Methodology

The overall objective of this Industrial Assessment is to assess the economic impact of the loss of this Commercial Industry zoned land to the community.

In undertaking this Industrial Assessment, we have undertaken the following tasks and relied upon the following data sources:

- (a) Reviewed relevant Planning Scheme provisions;
- (b) Reviewed background economic and employment studies prepared for the Redland City Council, including the 2010 Redland City Centres and Employment Strategy prepared by SGS Economics & Planning and the 2013 Redland City Centres & Employment Strategy Review prepared by Urbis;
- (c) Reviewed the historic and future employment status of Redland City workers in terms of resident workers, jobs provided, the net jobs balance and industry of the workforce;
- (d) Reviewed the Industrial Land Monitoring Program prepared by the Government Statistician;
- (e) Inspected industrial estates to identify recent levels of development and current vacancy rates; and
- (f) Provided a conclusion as to the economic impact of the loss of Commercial Industry zoned land to the community.

2 RELEVANT PLANNING SCHEME PROVISIONS

The 2006 Redland Planning Scheme provides for increasing levels of employment opportunity mainly by providing a network of multi-purpose centres, reinforcing existing industry based areas at Cleveland, Ormiston, Thorneside and Capalaba and investigating a future integrated employment area at Thornlands (section 3.1.7(1)).

The Strategic Framework seeks to outline how the Planning Scheme achieves the Desired Environmental Outcomes (section 3.2.1(3)) by, amongst other things, identifying major employment areas. These are summarised on Diagram 3 – Employment Areas, which shows the dominance of the Capalaba and Cleveland Employment Areas, a smaller Victoria Point Employment Area, the General Hospital at Cleveland, two small Commercial Industry nodes at Thorneside and Redland Bay (subject site) and the dispersed poultry industry (which requires separation distances between each facility for biosecurity reasons). A site at Thornlands is identified as a Potential Future Integrated Employment Area.

It should be noted that, at the time of the commencement of the 2006 Redland Planning Scheme, the South East Queensland Regional Plan 2005 – 2026 provided that the Potential Future Integrated Employment Area at Thornlands was contained within the Urban Footprint. However, the subsequent South East Queensland Regional Plan 2009 – 2031 removed this site from the Urban Footprint and placed it in the Regional Landscape and Rural Protection Area, thereby removing its potential as an employment area, at least during the period in which the current Regional Plan policy remains current.

The Planning Scheme provides for two main industrial zonings of relevance to this Assessment: General Industry; and Commercial Industry.

The General Industry zone is intended to provide for general and service industrial uses that include large-scale manufacturing, assembly and processing activities, serve industrial and agricultural activities, store goods for distribution and provide local employment opportunities (section 4.7.7(2)(a)). The General Industry zoned lands are concentrated in only one location in the City, around Weippin and Enterprise Streets, Cleveland.

The Commercial Industry zone is intended to provide for industrial, storage and display uses that comprise light or service related industrial activities, wholesale or retail of bulky goods and similar goods requiring large floor spaces, store goods for distribution, support the role and function of centres and provide local employment opportunities (section 4.1.7(2)(a)). The largest concentrations of Commercial Industry zoned lands are located at Capalaba and Cleveland/Ormiston. Other locations include Thorneside and Redland Bay (two sites).

Curiously, the Planning Scheme provides a subtle reference to the Redlands Business Park (section 3.2.3(4)(d)), but retains this site in the Rural zone.

The Council is in the process of drafting a new Planning Scheme, which is scheduled for public release in draft form later during 2015. As this draft is not yet available to the public, this Industrial Assessment is not able to assess its implications on the matter being investigated.

3 REDLAND CITY EMPLOYMENT

The Redland City Centres & Employment Strategy Review was prepared in 2013 by Urbis for the Council as a background study to inform the 2015 Redland Planning Scheme (which has not yet been released to the public). This Review updated a 2010 report prepared by SGS Economics & Planning entitled, Redland City Centres and Employment Strategy. For the purposes of this Report, the analyses and conclusions contained within these Strategies are generally considered to be sound. Consequently, this Chapter is based upon the analyses contained within these two Strategies.

A relevant proviso to the above is that the 2013 Strategy found that population growth had slowed since the 2010 Strategy and had consequently reduced its projected growth in jobs. The City's population growth in the period 2011 to 2014 has slowed further than anticipated by the 2013 Strategy (one third less), indicating that its amended jobs growth is also considered to be optimistic.

The major issues arising from these Strategies are set out below:

- (a) Redland City operates as a 'dormitory' to Brisbane City with its level of job self-sufficiency (the proportion of jobs provided compared to the number of employed residents) being recorded at 52%, compared to Brisbane City's 118%. This is due to a combination of the relative attractiveness of living in Redland City and the relative proximity of major employment centres located in Brisbane City, such as its City Centre and Australia TradeCoast.
- (b) Redland City's rate of jobs self-sufficiency has been gradually improving, having risen from 46% in 1996, but is the lowest amongst local government authorities bordering Brisbane City.
- (c) The 2010 Strategy set a jobs self-sufficiency target of 60%, although the 2013 Strategy recommended simply achieving an increase in the number of jobs within the City over time. This is due to the ageing of the population reducing the workforce participation rate over time.

- (d) The three industries most associated with generating demand for industrial land, Manufacturing, Transport, Postal & Warehousing and Wholesale Trade, are under-represented in Redland City's employment.
- (e) The 2013 Strategy identified that in 2011, the City provided 35,600 jobs. It projected an increase of 13,300 jobs over the next 20 years to reach 48,900 in 2031. This projection would result in a self-sufficiency of 64%, which is considered to be optimistic.
- (f) Industries expected to generate the largest number of jobs comprise Health Care & Social Assistance, Retail Trade, Education and Training, Professional, Scientific & Technical Services, Construction, Accommodation & Food Services, Administrative & Support Services and Rental, Hiring & Real Estate, which generate very little demand for industrial land.
- (g) The three industries most associated with generating demand for industrial land, Manufacturing, Transport, Postal & Warehousing and Wholesale Trade, are expected to increase by only 15.8% over the 2011 to 2031 period, well below the total growth of 37.5%, reflecting the continuing shift in employment services from the secondary sector to the tertiary and quaternary sectors.
- (h) Both the 2010 and 2013 Strategies identified that the City had sufficient industrial lands to accommodate the projected jobs growth on industrial lands.

Whilst the analysis and findings of these two Strategies are considered appropriate, it is Norling Consulting's view that they overstate the likely jobs growth for the City on two grounds:

- (a) They focus appropriately upon job targets for planning purposes rather than the more likely job growth scenario; and
- (b) Recent actual population growth has tracked lower than projected by both Strategies and Queensland economic conditions indicate that short and medium term growth projections will remain at modest levels.

4 INDUSTRIAL CAPACITY

A brief description of the City's mainland industrial nodes is provided below:

- (a) General Industry Precinct at Cleveland – provides a range of general industry, including a poultry processing plant and four concrete batching plants. Located adjoining the Redland Hospital, there has been an intrusion of medical facilities into the Precinct.
- (b) Commercial Industry Precincts at Capalaba – the largest Precinct at Capalaba surrounds Redland Bay Road, with businesses fronting this Road almost exclusively consisting of retail and auto showrooms. Businesses without frontage to Redland Bay Road comprise a mix of light and general industry. An eclectic mix of retail showrooms, auto showrooms and shopping facilities is located in a Precinct at the junction of Old Cleveland and Finucane Roads. A small Precinct of light industrial uses is located at the junction of Old Cleveland Road East and Jones Road.
- (c) Commercial Industry Precinct at Cleveland – a mix of retail showrooms, auto showrooms and shopping facilities fronts the busy Shore Street West, with some light industrial facilities located behind these sites.
- (d) Commercial Industry Precinct at Thorneside – comprises a small range of older light industrial businesses involved mainly in the auto and building sectors.
- (e) Commercial Industry Precincts at Redland Bay – the larger Precinct on German Church Road is largely vacant and the smaller site at the junction of Gordon Road and Boundary Street is occupied by a residential house.
- (f) Redlands Business Park – is a newly developed estate comprising a mix of general and light industry. Development has stalled during the recent period of slow economic growth.

Two large sites totaling 100ha located at Old Cleveland Road, Birkdale were identified by the 2013 Redland City Centres & Employment Strategy as being capable of yielding more than 50ha of industry land. These sites are owned by the Australian Communications Authority and Airservices Australia and are understood to be superfluous to their requirements, with a sales process to commence soon.

The Industrial Land Monitoring Program has been undertaken by the Government Statistician. The latest release was dated December 2011 and recorded vacant industrial land in Redland City of 53ha at that date. Of this vacancy total, 39ha was located on the mainland. It also recorded that the average annual take-up (demand) for industrial land in the City for the previous six years was only 1ha.

Norling Consulting inspected the mainland industrial lands in July 2015 and derived the following vacancy (with under-utilised lands also being included as vacant).

Precinct	General Industry ha	Commercial Industry ha	Total ha
Thorneside	0.0	0.6	0.6
Capalaba	0.0	6.4	6.4
Cleveland	6.9	1.6	8.5
Redland Bay	0.0	7.5	7.5
Redland Business Park	0.0	25.2	25.2
Total	6.9	41.3	48.2

The differences between the 2011 and 2015 vacancy rates are more likely to be due to methodological differences rather than a contraction of the City's industrial base.

It is noted that the subject site comprises just under 10% of the total vacant industrial land on the City's mainland.

5 ASSESSMENT

For the following reasons, it is Norling Consulting's opinion that the community would not be significantly adversely impacted by the loss of the 4.77ha of Commercial Industry zoned land at the subject site in Redland Bay for the following reasons:

- (a) Successful industrial precincts require several key elements, including ready access to transportation networks and substantial size in order to provide synergistic benefits to businesses. Examples include Australia TradeCoast, Wacol/Richlands, Acacia Ridge/Rocklea, Yatala, Heathwood/Larapinta and Citiswich. Redland City operates in the shadow of these regional industrial precincts.
- (b) The 2010 Redland City Centres and Employment Strategy and 2013 Redland City Centres & Employment Strategy Review concluded that Redland City had sufficient industrial land to accommodate growth for many years.
- (c) Subsequent population and employment growth has been at slower rates than both of these Strategies, indicating that they both relied upon optimistic growth forecasts.
- (d) Redland City has a lower than average proportion of industrial jobs.
- (e) Industrial employment in the City is projected to increase at a significantly lower rate than total employment, with sectors such as Health Care & Social Assistance, Retail Trade, Education and Training, and Professional, Scientific & Technical Services expected to contribute significantly to the City's job growth.
- (f) Our July 2015 inspection revealed an industrial vacancy in the mainland part of the City of 50ha. With the 2011 Industrial Land Monitoring Report finding that industrial demand in the City averaged only 1ha per annum in the 2005 to 2011 period, this provision is considered to be more than sufficient to satisfy the City's demand for several decades.
- (g) The 2013 Redland City Centres & Employment Strategy Review recommended that a 100ha site at Birkdale that is superfluous to the needs of the Australian Government agencies could yield at least 50ha of industrial land.

- (h) The subject site is not considered suitable for industrial development. It forms part of a total of only 7.7ha that is embedded within a residential community with poor access to the arterial road network and other transportation networks. One of the four sites opposite the subject site and contained within the same Commercial Industry zone is being used for community purposes (church, youth community centre and infrequent markets).
- (i) Council's approval of the much larger Redland Business Park only 1km to the west of the subject site has resulted in it appropriating the role intended for the subject site.
- (j) Harridan Pty Ltd has been developing the Bayside Business Park on General Industry zoned land at Cleveland for the past eight years for no result in terms of the establishment of approved warehouse and general industrial uses (development to date has involved medical and support uses due to the lack of demand from the industrial sector).

6 CONCLUSION

Redland City provides an attractive place for some of greater Brisbane's population to live, located adjoining southern Moreton Bay and surrounded by its own 'green belt.' Whilst also lying proximate to some of Brisbane City's largest employment centres (such as the City Centre and the Australia TradeCoast), it is no great surprise that Redland City is more of a net supplier of jobs to Brisbane City than other local authorities adjoining Brisbane City.

Whilst Redland City's level of job self-sufficiency has increased slightly over the past 15 years and there are plans to increase it further, the City is most likely to remain a net supplier of jobs to Brisbane City, described as a 'dormitory' area.

The industrial sector has been declining in its share of employment for some decades within Australia due to a range of global economic conditions and this trend is expected to continue. Redland City has a lower than average proportion of its workforce devoted to the industrial sector and this situation is also expected to continue.

There is more than sufficient industrial land to satisfy projected demand for industrial land for several decades.

For the above reasons, it is not expected that the community would be disadvantaged by the loss of 4.77ha of Commercial Industry zoned land that is poorly located within Redland Bay. This is particularly so given the recent approval of the much larger Redland Business Park to the west of the subject land at Redland Bay, which has appropriated the role of the subject site.

Norling Consulting^{Pty Ltd}
Business & Property Economics

Industrial Assessment

July 2015

11.4.4 RENEWAL OF TELSTRA LEASE – GILES ROAD, REDLAND BAY

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Site Map of Giles Road](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer:

Graham Simpson
Group Manager Environment and Regulation

Report Author:

Merv Elliott
Principal Property Consultant

PURPOSE

The purpose of this report is to recommend that Council grant a lease to Telstra Corporation Limited for a mobile phone facility at 43-45 Giles Road, Redland Bay described as Lot 1 SP120346.

BACKGROUND

Telstra Corporation Limited presently is the lessee of Council land utilised as a water reservoir described as Lot 1 SP120346, 43-45 Giles Road, Redland Bay. The original lease was granted in 1997 and expires on 31st May 2017. Telstra Corporation Limited has applied for a lease renewal for a further period of 20 years. The Group Manager Water & Waste Infrastructure has no objection to the renewal as requested.

ISSUES

No negative issues have been advanced regarding the renewal as requested and Council will receive fair market rental increasing at 4% pa during the currency of the lease.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Section 236 of the *Local Government Regulation 2012* allows a Local Government to dispose of land or an interest in land for the purpose of a lease for a telecommunication tower by resolution. The Regulation also states that disposal must be equal to or more than market value of the interest in land as determined by an external registered valuer. The rent charged by Redland City Council for new mobile phone leases is equal to or above market value, as evidenced by comparison with other Local Authorities in South East Queensland.

Risk Management

Issues such as electromagnetic radiation will be addressed in the new lease documentation which requires Telstra to provide electromagnetic radiation testing as required under the Telecommunications Act 1997. In addition, Telstra Corporation Ltd will be required to maintain public liability insurance in relation to the mobile phone facility.

Financial

Council will not incur any costs with the proposed facility as Telstra shall be required to construct and/or maintain the facility and pay for lease preparation and registration in the Titles Office. Council will receive equal to or above market value rent for the duration of the lease.

People

There are no staff implications.

Environmental

Periodic electromagnetic radiation testing and compliance is the responsibility of Telstra Corporation Ltd and will be incorporated in new lease documentation.

Social

No objections to the original application were received by Council. The facility has been in existence for the past 20 years without public objection.

Alignment with Council's Policy and Plans

The proposed lease is in line with previous commercial telecommunication leases over Council land and the anticipated revenue will support Council's financial sustainability.

CONSULTATION

The Principal Property Consultant has consulted with the Group Manager Water & Waste Infrastructure and Group Manager Water & Waste Operations. The Group Manager Environment and Regulation has consulted with the Local Councillor Cr Julie Talty in regards the extension of the lease.

OPTION 1

That Council resolves to:

1. Approve the lease to Telstra Corporation Limited over Council land situated at 43-45 Giles Road, Redland Bay described as part of Lot 1 SP120346 for a term of 20 years on terms and conditions satisfactory to the Chief Executive Officer or delegate.
2. Agree that S.236(2) of the Local Government Regulation 2012 applies allowing the lease to be entered without prior auction or tender;
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

OPTION 2

That Council resolves to refuse a lease to Telstra Corporation Ltd.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to:

1. Approve the lease to Telstra Corporation Limited over Council land situated at 43-45 Giles Road, Redland Bay described as part of Lot 1 SP120346 for a term of 20 years on terms and conditions satisfactory to the Chief Executive Officer or delegate;
2. Agree that s.236(2) of the *Local Government Regulation 2012* applies allowing the lease to be entered without prior auction or tender; and
3. 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.

CARRIED 9/0

Crs Boglary, Mitchell, Hewlett, Edwards, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Crs Elliott and Gollè were not present when the motion was put.

Site Map of Giles Road, Redland Bay



**11.4.5 KOALA SPRP DIVISION 9 REQUEST - 687-707 REDLAND BAY ROAD
VICTORIA POINT MCU013864****Objective Reference:** A2136483**Attachments:** [Aerial Map](#)
[Koala SPRP Map](#)
[Zoning](#)
[Plan of Habitat Type Amendments](#)
[Koala SPRP Response Report Prepared by Saunders Havill Group](#)**Authorising Officer:****Louise Rusan**
General Manager, Community and Customer Services**Responsible Officer:****David Jeanes**
Group Manager City Planning and Assessment**Author:****Ellen Dwyer**
Planner, City Planning & Assessment

PURPOSE

This request for reclassification of habitat type under Division 9 of the South East Queensland Koala State Planning Regulatory Provisions (Koala SPRP) is referred to Council for determination.

The request has been lodged in accordance with the requirements of Division 9 of the Koala SPRP and is associated with a code assessable development application for Material Change of Use (MCU) for a Bed and Breakfast at 687-707 Redland Bay Road, Victoria Point. The MCU will be decided separately to the Division 9 request and is not assessed within this report.

The request has been assessed in accordance with Division 9 of the Koala SPRP and the *Sustainable Planning Act 2009* and it is recommended that the request be refused on the grounds that it is not relevant to, or reasonably required in relation to the development or the use of the site as a consequence of the development.

BACKGROUND

A MCU application for a Bed and Breakfast was submitted to Council on 26 October 2016. The application included a request for the Koala SPRP classification to be changed from Medium Value Bushland to Medium Value Rehabilitation.

Under Division 9 of the Koala SPRP the applicant must provide sufficient information with the development application, which includes, but is not limited to, a report by a suitably qualified professional in respect of the habitat located on, and in connection with, the site.

The applicant has submitted a Koala SPRP Response report, prepared by Saunders Havill Group, as a direct response to the requirements of Division 9 of the Koala SPRP (refer Attachment 5).

Proposed Development Application

The applicant has lodged a MCU application to convert an existing dwelling into a Bed and Breakfast. The development is proposed over the following lots located in Victoria Point:

- Lot 29 on SP237942 (673-685 Redland Bay Road)
- Lot 2 on RP149315 (711-719 Redland Bay Road)
- Lot 9 on RP57455 (10 Double Jump Road)
- Lot 10 on RP57455 (687-707 Redland Bay Road)

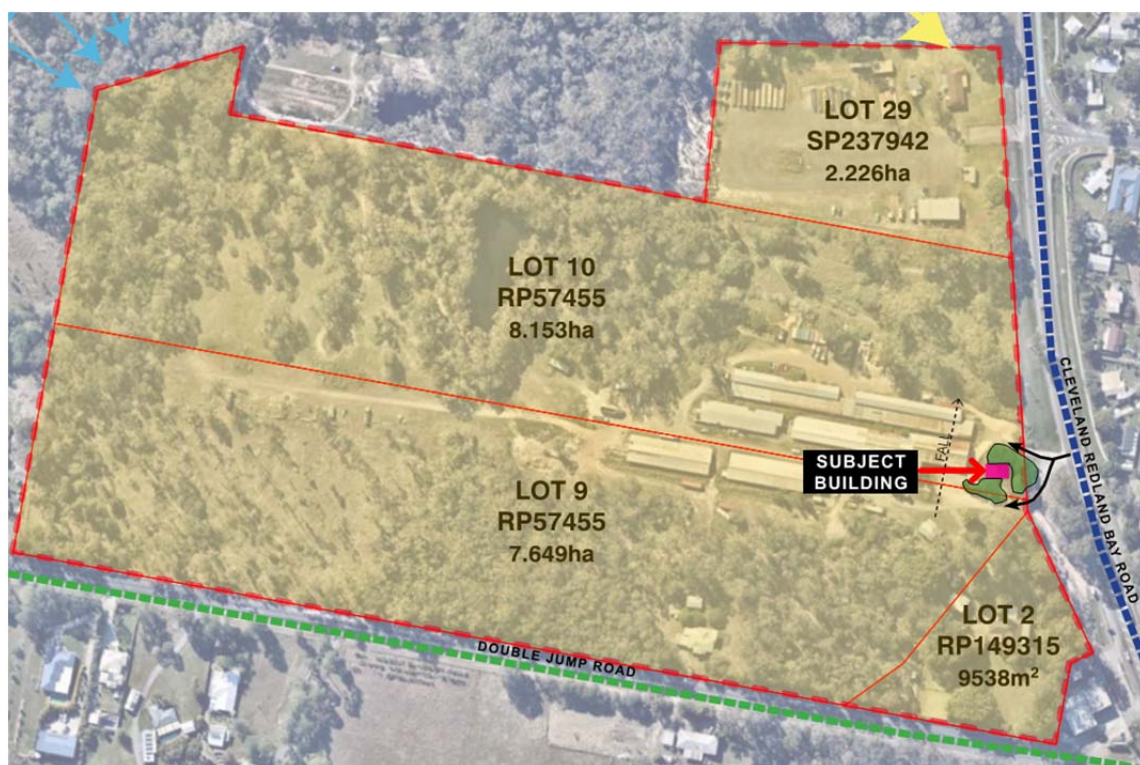


Figure 1: Subject Site

Future Development

Division 6 of the Koala SPRP states:

6.2 Prohibited Development

Development to which this division applies, that is a material change of use of premises, is prohibited development to the extent that:

- It is for an urban activity, other than rural residential development; and*
- Is in an area specified under a local planning instrument as having an open space, conservation, rural or rural residential purpose.*

Division 6 applies to the site, which is in an area identified under the current Redlands Planning Scheme as having open space, conservation and rural purposes. Consequently any development for an 'urban activity' on this site is currently prohibited development.

Under the draft City Plan, the site is zoned Emerging Community and therefore development of an 'urban activity' will no longer be prohibited under the Koala SPRP. The applicant has confirmed the intention is to further develop the site in the future and the purpose of this current Division 9 request is to essentially obtain a 'pre-assessment' of Council's position on the vegetation on site, which the applicant will consider when preparing future development applications.

ISSUES

Proposal & Site Description

Proposal

The proposal is to change the Koala SPRP classification of the koala habitat type on parts of the site from Medium Value Bushland to Medium Value Rehabilitation.

Site & Locality

The site, situated at 687-707 Redland Bay Road, Victoria Point, is located on the western side of Redland Bay Road and the northern side of Double Jump Road. The site is comprised of four freehold allotments, identified above in *Figure 1: Subject Site*, which is currently improved by multiple residential, rural and industrial related land uses and has four vehicle crossovers. The site adjoins land to the north, south and west with mixed zoning of Rural Non-Urban, Conservation and Environmental Protection. Immediately to the east is Urban Residential zoned land.

Application Assessment

Sustainable Planning Act 2009

The development application associated with the Division 9 request 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. The Division 9 request has been made in accordance with the requirements of the Koala SPRP.

South East Queensland Koala Conservation SPRP

Current SPRP Mapping

The site is classified as having both Medium Value Bushland and Medium Value Rehabilitation on site. Under the Koala SPRP Division 6, where clearing of native vegetation results in a total cleared area of more than 500m², assessment against the Koala SPRP is required. As the subject site already has a total cleared area that exceeds 500m², any further removal of native vegetation triggers assessment against the Koala SPRP. Therefore, the removal of native vegetation proposed as part of the MCU for the Bed and Breakfast, makes the development assessable.

Given the MCU is subject to assessment against the Koala SPRP, the applicant has requested that Council make a determination that the land, subject to the MCU application, is of a different koala habitat type shown for the land on the *Map of Assessable Development Area Koala Habitat Values*. The Koala SPRP mapping designation is shown below in Figure 2.



Figure 2: Koala Habitat Values

Division 9 of the Koala SPRP allows a decision to be made on the appropriate classification for the vegetation type on a site based on accurate ground-truthing. In these circumstances, Council is the decision maker for the request. Any reclassification determined is for the purpose of assessing the current MCU application only and would therefore not apply to any future development applications made.

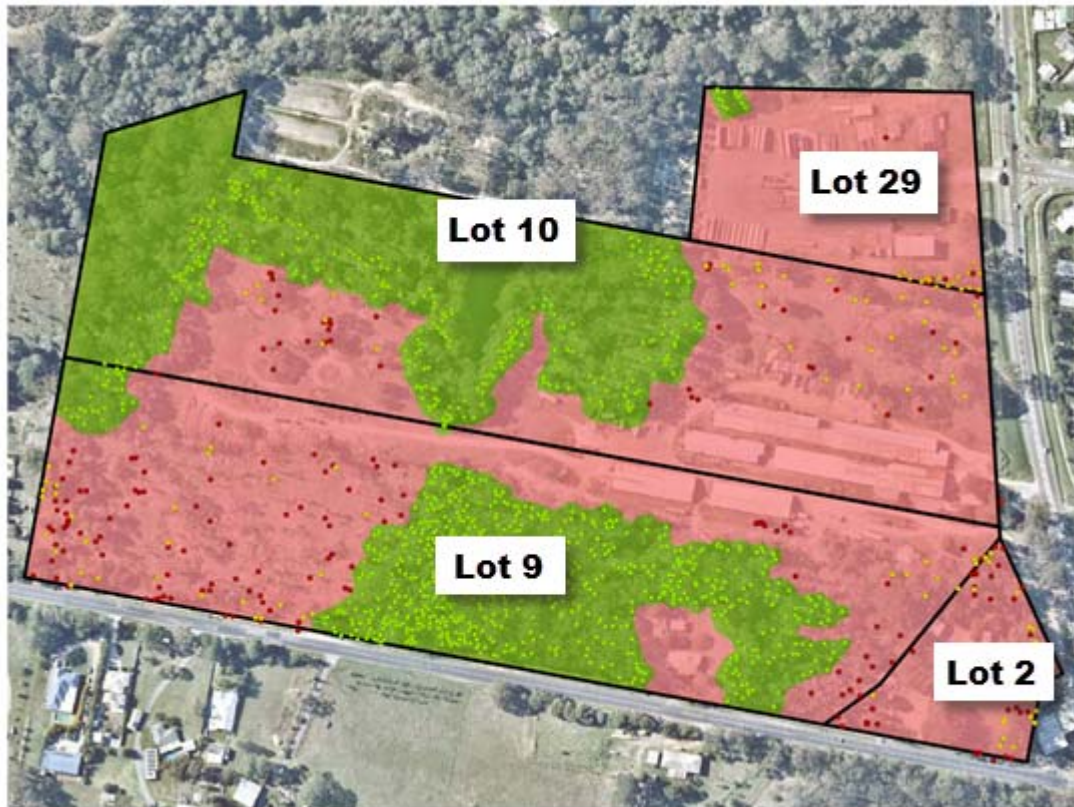
Proposed Changes

The applicant has submitted an ecological assessment report prepared by Saunders Havill Group. This report states that the areas of proposed change from Medium Value Bushland Habitat to Medium Value Rehabilitation are dominated by open paddocks with a selectively cleared canopy typical of rural lots rather than areas retaining a full native ecosystem cover that is reflective of bushland. Specifically, the closer trees are to existing infrastructure, the more modified the environment and, although these areas retain Koala trees, there is a greater alignment with the rehabilitation definition. The report found that there are no values distinct within the proposed rehabilitation areas that vary from the surrounding values already mapped as rehabilitation. The areas of proposed mapping changes are described below:

- Lot 2
 - Entire lot.
- Lot 9
 - Western portion of the lot;
 - Along the south-east boundary.
- Lot 10
 - Minor amendments following ground-truthed tree line.
- Lot 29
 - Along the northern boundary.

The proposed amendments to the SPRP mapping are spatially depicted in Figure 3.

PROPOSED KOALA MAPPING AMENDMENTS



LEGEND



Figure 3: Proposed Mapping Amendments

Officer's Assessment

The Koala SPRP Division 9 s9.1(4)(a) outlines the assessment criteria for a request to determine whether or not the koala habitat type is different to that shown on the mapping and/or if the land is an area where koalas are generally not present.

Division 9 further specifies that Council, in its role as assessment manager, may make such a determination, however Council is not obliged to do so.

In regards to the presence of koalas, Council and the applicant acknowledge to varying degrees that the subject site is likely to be utilised by koalas as a conduit for dispersal. Regardless of the detail presented about the frequency of koalas using the site, evidence of the presence of koalas certainly exists. Therefore, the assessment of this request relates to whether the mapped habitat type is reflective of the actual habitat type present on site.

Aerial photography over the last 45 years and recent ground observation has been considered in the assessment of the request. The Bushland Habitat area proposed to be amended on Lot 10 forms a 2ha area and consists largely of regrowth koala habitat species that have now become established, together with non-koala habitat native species and some non-remnant vegetation. The area varies in structure from closed forest to open woodland in appearance, and is directly connected with surrounding Bushland Habitat of similar structure over a local area of some 20 hectares. The habitat type located in this area of the site meets the SPRP definition of Bushland Habitat in that it:

- Has an area over two hectares
- Is within 50 metres of nearby Bushland Habitat
- Consists of contiguous native vegetation, both remnant and regrowth
- Varies from closed forest to open woodland
- Contains a mix of koala habitat trees that can provide food, shelter and movement corridors.

The area identified by the applicant as Bushland Habitat on Lot 9 in Figure 3 above has retained the same Bushland Habitat characteristics over the same time scale. While many individual trees appear to be relatively recent regrowth, they meet the definition of non-juvenile koala habitat trees.

All areas identified as Medium Value Rehabilitation, where no mapping changes are proposed, on Lots 2, 10 and 29 are consistent with the Koala SPRP Rehabilitation Habitat definition in that it is:

- Non-intact native vegetation
- Grassed or bare surfaces
- Scattered koala habitat trees that provide food, shelter and koala movement corridors.

The one area that has changed in terms of potential definition characteristics is the western portion of Lot 9. There is current vegetation regrowth in this area. The applicant has requested this area be reclassified from Bushland Habitat to Medium Value Rehabilitation. Aerial photography and ground observation suggest this area once contained the same koala habitat forest characteristics as the other areas described above and would have formerly qualified as Bushland Habitat for Koala SPRP purposes. However the area has since been thinned out by apparent clearing and bushfire on several occasions and now shows characteristics similar to Rehabilitation Habitat as defined in the Koala SPRP.

It should be noted that previous vegetation clearing complaints have been recorded against this property, and relate specifically to this portion of Lot 9. Council's investigations of the complaints were inconclusive as they were unable to definitively determine whether or not clearing occurred unlawfully. This is further complicated by the timing surrounding the obvious reduction of vegetation on the site coinciding with the timing of a bushfire that affected the property.

Since the thinning out of the vegetation on this portion of the site, very little regrowth has been able to take hold. Given sufficient time and no further disturbance, it may regain its former characteristics. For the immediate future, it shares many of the same characteristics as the eastern side of the subject land, with scattered trees, grassed surfaces, and the ability to provide koalas with food, shelter and movement corridors.

While it is agreed the current state of the vegetation on the western portion of Lot 9 is now consistent with the Koala SPRP definition of Rehabilitation Habitat, it is not considered necessary to change the classification of habitat type in this area in order to determine the MCU for the Bed and Breakfast. Division 9 of the Koala SPRP specifies the following:

- As part of a development application (in this case the MCU for a Bed and Breakfast) an applicant may request the reclassification of koala habitat type on the site
- Council, as the assessment manager, may determine such a request as part of its decision on the development application
- Council may only make a determination to reclassify the koala habitat type where it is reasonably satisfied the habitat is identified incorrectly on the Map of Assessable Development Area Koala Habitat Values
- A determination to reclassify the koala habitat type present on a site is taken to be a condition of the development approval for the MCU for the Bed and Breakfast.

The *Sustainable Planning Act 2009* (SPA) s345 stipulates that conditions must be relevant to, or reasonably required in relation to the development or use of the site as a consequence of the development.

As discussed above, there is reasonable satisfaction that the koala habitat type present on certain parts of the site is of a different koala habitat type shown for the land on the Map of Assessable Development Area Koala Habitat Values. However, Council is not obliged to make a determination to reclassify the koala habitat type. Further, the development footprint of the proposed Bed and Breakfast has no impact on, and is not directly related to, the areas of the site that are the subject of the Division 9 request. That is, there is no need for the change of classification of koala habitat type to allow the proposed bed and breakfast to be approved.

Given that it is not necessary to make a determination on the koala habitat type in order to decide the development application, such a determination would fail to meet the reasonable and relevant requirements for conditions under SPA. It is therefore recommended that the request be refused.

Future development applications lodged over the site will be subject to assessment against the Koala SPRP and where triggered, a further Division 9 request can be lodged. Council can make a determination on any proposed reclassification of koala habitat type at that time in context with the application that is lodged.

State Referral Agencies

The request does not trigger any referrals.

Public Consultation

The request does not require public notification.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the Koala SPRP.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request under Division 9 of the Koala SPRP.

Financial

Nil.

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

Nil.

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

Planning Assessment has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the request.

OPTIONS

Council's options are to:

4. That Council resolves as follows:

1. That the request to determine that part of the site at 687-707 Redland Bay Road, Victoria Point, is of a koala habitat type different to that shown on the Map of Assessable Development Area Koala Habitat Values be refused on the following grounds:
 - a) There is no need to change the classification of koala habitat type to allow the development application for Material Change of Use for a Bed and Breakfast to be decided
 - b) The required condition of development approval under Division 9 s6 of the Koala SPRP to determine the koala habitat type on the site would not be relevant to, or reasonably required in relation to the development or use of the site as a consequence of the development and would therefore conflict the *Sustainable Planning Act 2009* s345.

5. That Council resolves to approve the applicant's request to determine that part of the site is of a koala habitat type different to that shown on the Map of Assessable Development Area Koala Habitat Values.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr W Boglary
Seconded by: Cr L Hewlett

That Council resolves as follows:

1. That the request to determine that part of the site at 687-707 Redland Bay Road, Victoria Point, is of a koala habitat type different to that shown on the Map of Assessable Development Area Koala Habitat Values be refused on the following grounds:
 - a) There is no need to change the classification of koala habitat type to allow the development application for Material Change of Use for a Bed and Breakfast to be decided
 - b) The required condition of development approval under Division 9 s6 of the Koala SPRP to determine the koala habitat type on the site would not be relevant to, or reasonably required in relation to the development or use of the site as a consequence of the development and would therefore conflict the *Sustainable Planning Act 2009* s345.

CARRIED 10/1

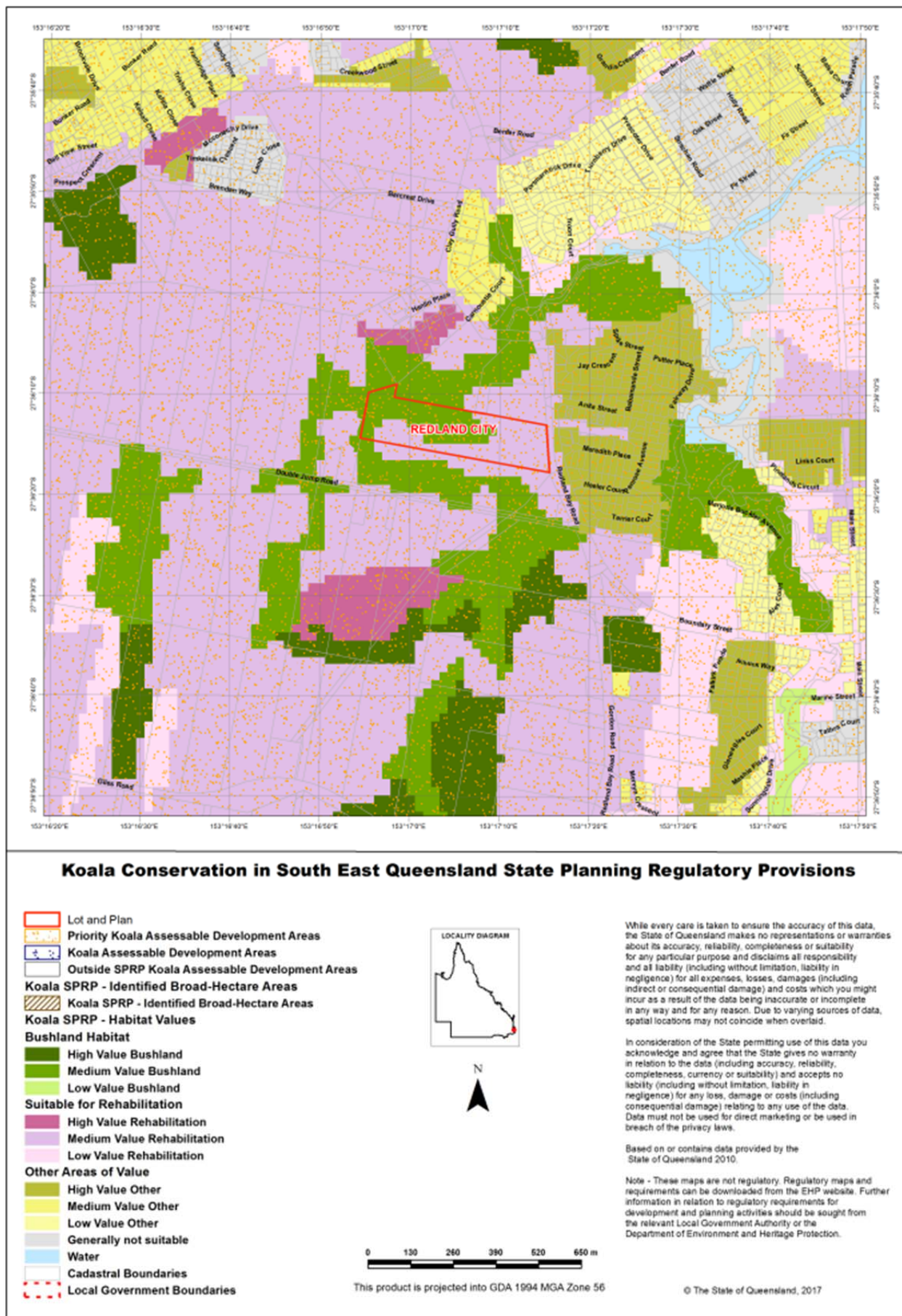
Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Gleeson, Bishop and Williams voted FOR the motion.

Cr Talty voted AGAINST the motion.

Attachment 1 – Aerial Map



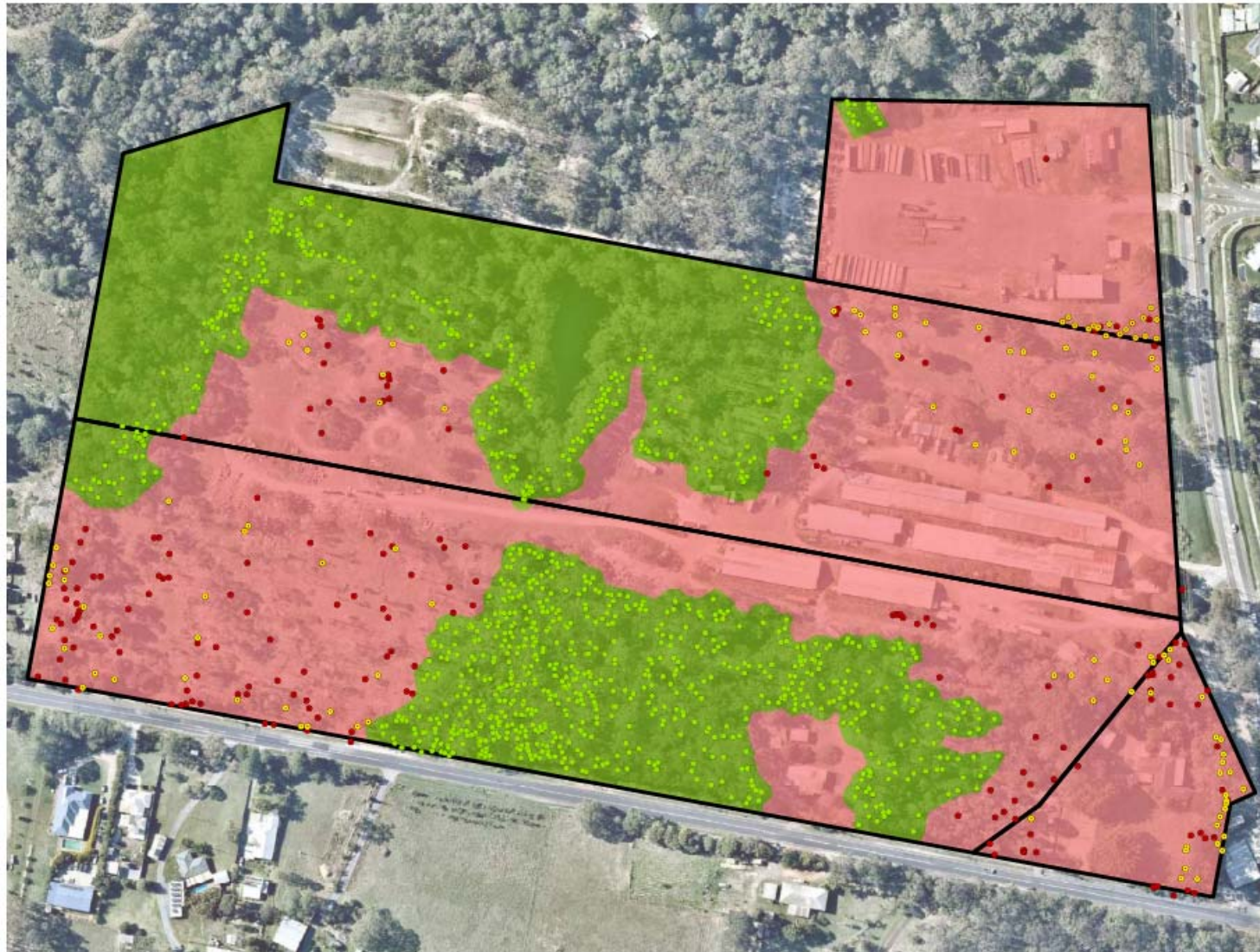
Attachment 2 – Koala SPRP Map



Attachment 3 – Zoning



PROPOSED KOALA MAPPING AMENDMENTS



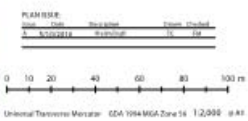
NOTES
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property boundaries, areas, numbers of lots and easements and other physical features shown have been compiled from existing information and may not have been verified by field survey. There may need to be verification of the development application in approval and development processes, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial outcome involving the land. Boundaries shown are therefore not to be used for any purpose other than for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alterations beyond the control of the landowner. Koala Mapping Amends a development approval status otherwise, this is not an approved plan.

Layer Sources: QGIS 3.10.0 Layer (QGIS) Geo Information Service 2016, Aerial Imagery 2016

¹ This note is an integral part of this plan. Reproduction of this plan in any part of it without this note being included in full will render the information therein in such reproduction invalid and not suitable for use.

LEGEND

- Project Site DCD8
 - Eucalyptus species in Proposed Medium Value Rehabilitation area
 - Non-Eucalyptus NJOHT species in Proposed Medium Value Rehabilitation area
 - Non-juvenile koala habitat tree in Proposed Bushland Habitat Value area
- Koala Habitat Values (Proposed Changes)**
- Bushland/Habitat**
- High Value Bushland
 - Medium Value Bushland
 - Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
 - Medium Value Rehabilitation
 - Low Value Rehabilitation
 - Non-habitat
 - Water



711 CLEVELAND REDLAND BAY ROAD, VICTORIA POINT ■ PPV Victoria Point Developments Pty Ltd

environmental management



673-719 Cleveland-Redland Bay
Road, Victoria Point
Koala SPRP Response Report

PPV Victoria Point Developments Pty Ltd

18 October 2016
8121

ATTACHMENT 12

Saunders Havill Koala SPRP Response Report





Document Control

Title	Koala SPRP Response Report
Address	673-719 Cleveland-Redland Bay Road, Victoria Point
Client:	PPV Victoria Point Developments Pty Ltd
Job Number	8121

Document Issue

Issue	Date	Prepared By	Checked By
Draft	04.10.2016	Angela Little	Dr Andrew Davies
Client Issue	07.10.2016	Kim Delaney	Dr Andrew Davies
Final	18.10.2016	Kim Delaney	Dr Andrew Davies

Disclaimer

This report has been prepared for **PPV Victoria Point Developments Pty Ltd. Saunders Havill Group** cannot accept responsibility for any use of or reliance upon the contents of this report by any third party.

Reports and/or Plans by Others

Reports and/or plans by others may be included within this Koala SPRP Response Report to support the document.



Table of Contents

1. Introduction	5
1.1. Key Site Details	5
2. SEQ Koala State Planning Regulatory Provisions	10
3. Division 9 Response	11
3.1. Methodology	11
3.1.1 Desktop	11
3.1.2 Field Survey	11
3.1.3 Proposed Mapping Changes	12
3.2. Proposed Mapping Amendments	25
3.3. Division 9 Summary	30
4. Division 6 Response	31
4.1. Assessment Criteria 1 – 2 for Assessable Development	32
4.2. Assessment Criteria 3 - Response to Schedule 2 of the SPRP	34
4.3. Division 6 Response Summary	39
5. Appendices	40

Figures

- Figure 1: Site Context
- Figure 2: Site Aerial
- Figure 3: Koala SPRP Mapping
- Figure 4: Regional Ecosystem Mapping
- Figure 5: Koala Tracker Mapping
- Figure 6: Atlas of Living Australia Map
- Figure 7: Koala SPRP Context Map
- Figure 8: Regional Ecosystem Context Map
- Figure 9: RCC Waterways Context Map



Plans

- Plan 1: Historical Aerial imagery
- Plan 2: Survey Areas
- Plan 3: NJKHT Tree Plot
- Plan 4: Proposed Koala Mapping
- Plan 5: Proposal Area Analysis



I. Introduction

The *Environmental Management Division* of **Saunders Havill Group** was engaged by **PPV Victoria Point Developments Pty Ltd** to prepare a response to the *South East Queensland Koala Conservation State Planning Regulatory Provisions* (SPRP) for the project area at 10 Double Jump Road and 673-719 Cleveland-Redland Bay Road, Victoria Point (refer **Figures 1 & 2** for site context and aerial). This report is intended to support a mapping amendment request to **Redland City Council** (RCC) and provides a response to *Division 9 – Assessment of Koala Habitat Type* of the SPRP to justify a change to the Koala Habitat Value mapping within the project area. The land owner is **PPV Victoria Point Developments Pty Ltd** who have commissioned a suite of studies and held numerous discussions with RCC representatives to investigate site values and development potential. The purpose of this report is to provide a ground-rectified representation of the Queensland Government’s Koala Habitat Values mapping over the allotments and accordingly respond to *Division 6* of the SPRP for the proposed development of a Bed and Breakfast establishment in a Priority Koala Assessable Development Area (refer **Figure 3**).

Contextually, the site is located approximately 30 km south-east of Brisbane City, and approximately 2.8 km to the south-west of Victoria Point town centre. The site is bound by Cleveland-Redland Bay Road to the east, rural residential properties slated for urban development to the west, Council owned park land to the north and Double Jump Road to the south. Vegetated rural residential properties occur further to the south across Double Jump Road, and the latter is understood to be scheduled for upgrading. The site is relatively disturbed from past poultry and trucking enterprises and associated commercial agricultural activities, and includes a constructed dam and open paddocks bordered by remnant and regrowth vegetation.

The extent of the area considered for remapping covers four (4) allotments and totals approximately 18.7 hectares, of which 6.7 hectares is refined as Bushland Habitat. Access to the site is via Cleveland-Redland Bay Road. The properties are variously zoned under current RCC Planning Scheme, however, the entire site is zoned Emerging Communities under the DRAFT Scheme currently under revision. The proposed Bed and Breakfast establishment area is zoned Rural so in-line with planning Scheme intent.

I.I. Key Site Details

Address	10 Double Jump Road and 673-719 Cleveland-Redland Bay Road, Victoria Point
RPD	9RP57455, 29SP237942, 10RP57455 and 2RP149315
Area	Approximately 18.7 ha total
VMA 1999	Category X (not regulated) and Least Concern Category B
Koala SPRP	Priority Koala Assessable Development Area Medium Value Rehabilitation, Medium Value Bushland



Local Government Area	Redland City Council
Planning Scheme / Local Plan	RCC Planning Scheme
Area Classification / Zone	Environmental Protection, Rural and Conservation
Overlay codes	Habitat Protection Overlay
Existing Land Use	Poultry and Trucking Enterprises
Proposed Land Use	Bed and Breakfast



Legend

 Project Site DCDB

Figure 1
Site Context

File ref. 8121 E Figure 1 Site Context A
Date 7/10/2016
Project Cleveland-redland Bay Road, Victoria Point

0 1,000 2,000 m
Scale (A4): 1:50,000 [GDA 1994 MGA Z56]



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Legend

-  Project Site DCDB
-  Qld DCDB

Figure 2
Site Aerial

File ref. 8121 E Figure 2 Site Aerial A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point

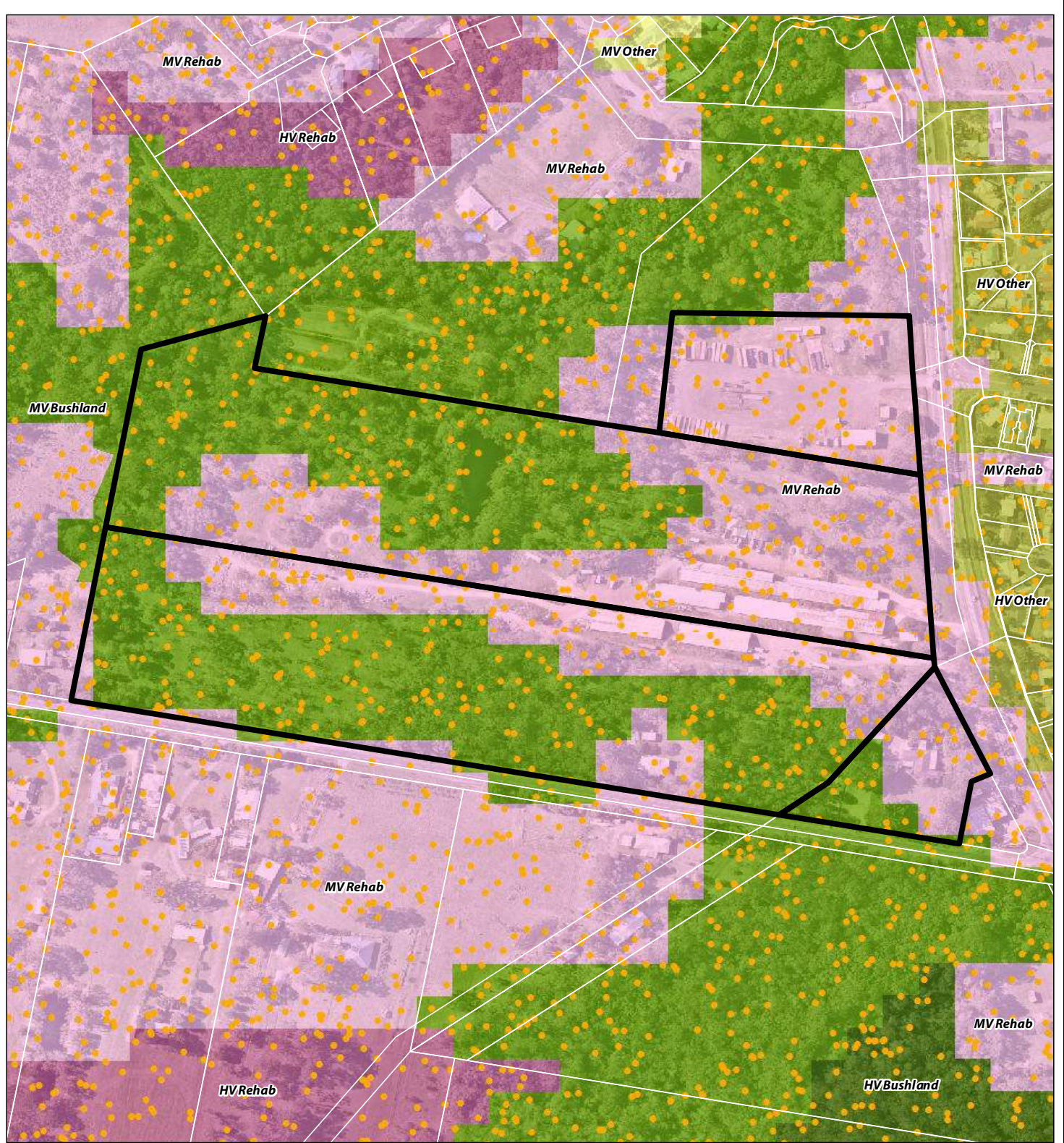
0 50 100 200 m
 Scale (A4): 1:4,300 [GDA 1994 MGA Z56]



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Legend
















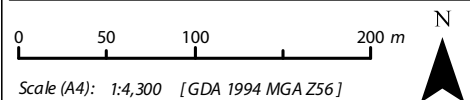
- | | |
|---|---|
|  Project Site DCDB | <i>Suitable for Rehabilitation</i> |
|  Qld DCDB |  High Value Rehabilitation |
|  Priority koala assessable development area |  Medium Value Rehabilitation |
|  Koala broad hectare area |  Low Value Rehabilitation |
| Koala Habitat Values | <i>Other Areas of Value</i> |
| <i>Bushland Habitat</i> |  High Value Other |
|  High Value Bushland |  Medium Value Other |
|  Medium Value Bushland |  Low Value Other |
|  Low Value Bushland |  Non-habitat |
| |  Water |

Figure 3

*Koala SPRP
Habitat Values Mapping*

File ref. 8121 E Figure 3 Koala SPRP A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point



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2. SEQ Koala State Planning Regulatory Provisions

The *South East Queensland Koala Conservation State Planning Regulatory Provisions* (SPRP) came into effect in May 2010. The SPRP targets areas of the Koala Coast, and Pine Rivers and areas outside the urban footprint, where Koala are known to be under the most significant risks (areas previously regulated by the *Interim South East Queensland Koala State Planning Regulatory Provision* (February 2010) or the *Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006–2026*). The SPRP prohibits clearing bushland habitat in the priority areas of Koala Coast and Pine Rivers, and in areas outside the urban footprint.

The SPRP is a state planning instrument that regulates new development identified as code or impact assessable development (under a relevant planning instrument), by requiring that the development complies with the criteria within the applicable division. In effect, the SPRP covers areas of the highest priority for Koala conservation action, and provides requirements for all development activities to minimise impacts on Koalas. The Koala SPRP came into effect after the current RCC Planning Scheme and so is not reflected in environmental overlays. One of the core issues at stake is that the SPRP maintains a selective prohibition on the clearing of Koala trees from Bushland Habitat areas.

The *SEQ Koala Conservation SPRP Guideline* (DEHP, 2014) is intended to provide advice and assist assessment managers and applicants to understand the application and intent of the SPRP, and has been consulted to assist with this request for amendment to the mapping and SPRP response.



3. Division 9 Response

As stated in the *Koala SPRP Guideline*, the intent of Division 9 is: “to allow an applicant to demonstrate that a development application complies with the requirements of the SPRP in cases where the SPRP koala habitat values map appears inconsistent with the on-ground conditions”.

The Guideline also states that “the SPRP koala habitat is mapped at a region-wide scale and interpretation of the map at finer spatial scales (i.e., at local scale or on the ground) is likely to reveal small discrepancies regarding landcover boundaries and habitat values”.

3.1. Methodology

Neither *Division 9* of the SPRP nor the Guideline to the section provide a detailed survey method. The sections are broad, undefined and do not adapt any of the range of available established survey measures and reporting for the Koala. In 2012, two years post the Koala SPRP, the Commonwealth Government scheduled the Koala species as Vulnerable and protected under the provisions of the *Environment Protection and Biodiversity Conservation Act, 1999* (EPBC Act). Since the listing, the Commonwealth **Department of the Environment and Energy** has released numerous guidelines and practise notes. Some of these approaches have been utilised in this methodology. In essence, the survey approach applied a stadia-metric survey of all non-juvenile Koala habitat trees within predominantly cleared areas and bordering bushland on the site, including records of inherent habitat value and evidence of fauna utilisation, including for the Koala, for each individual tree recorded. Species composition and structure for the Ecologically Dominant Layer was concurrently recorded.

3.1.1 Desktop

The following desktop sources of databases, mapping and information were considered in this remapping assessment:

- Queensland Government Koala Habitat Values mapping and the detailed methodology which delivered this output
- Vegetation Management Regulated Vegetation and Supporting mapping
- Wildlife Online species list
- Koala Tracker sighting records
- Atlas of Living Australia koala records

To further analyse the age of existing vegetation and the patterns of clearing aerial history was analysed. In addition, the overlay mapping provided by the RCC was included in the analyses.

3.1.2 Field Survey

Division 9 and the SPRP Guideline provides almost nil detail with respect to suitable survey methods for determining Koala usage and/or editing and contesting habitat value mapping. This is particularly unhelpful where mapping has been created in the absence of features (e.g. an open paddock might be



mapped 50% low value rehabilitation and 50% medium value with no discernible difference warranting the mapping).

The following on-ground surveys were utilised for the preparation of this report:

1. Stadia-metric Tree Identification Survey – location, reference, scientific name, common name, spread, girth, height, TPZ and SRZ, health and habitat comments. This included the locating of all specimens achieving the Koala SPRP definition of Non-Juvenile Koala Habitat Trees (NJKHT)

3.1.3 Proposed Mapping Changes

Using specific criteria listed in the Koala SPRP and the associated guideline, the following table has been produced. A response (relative to the site) for each of the criteria is provided in **Table 1**.

Table 1: Division 9 Koala SPRP criteria

ITEM	RESPONSE (Relative to site)
Regional Ecosystems map	A map of the Regional Ecosystems across the project area and in the nearby vicinity is provided in Figure 4 . The proposal area and majority of the site is mapped as containing Category X (non-remnant) vegetation, which is not assessable under the <i>Vegetation Management Act 1999</i> . The watercourse that runs along the property's western boundary contains mapped Least Concern RE 12.3.6 that is Essential Habitat for the Wallum Froglet and Koala and a VM Wetland. This area was rectified on-ground as mapped and evidence of Koala activity was recorded on the creek bank. The proposal is contained to the far east of the property and adverse impacts to the mapped Category B vegetation is not anticipated.
SPRP koala habitat values map	The existing SPRP koala habitat values mapping is provided in Figure 3 . Mapping shows the site as containing central and eastern areas of Medium Value Rehabilitation with surrounding polygons of Medium Value Bushland.
Historical Aerial imagery	Historical aerial imagery for the site is depicted in Plan 1 . The broader site has been subject to extensive clearing, with much of the site through the centre and eastern portions largely devoid of vegetation values and containing infrastructure or maintained as paddock. There has been significant historical clearing in the north-western portion of the site, however, areas along the northern boundary have been permitted to regenerate to bushland. Of note, the south-western portion of the site was subject to a significant fire event in recent history, the results of which are evident in Figure 2 . The majority of open paddock areas have been maintained through regular slashing and contain only scattered native trees.
Photographs of site features	The definition of Bushland within the SPRP is as mapped or can be based on a broad set of factors. The definition is silent on levels of modification and/or full ecosystems versus retained tree cover. The definition states that Bushland is characterised by " <i>intact contiguous</i> " native vegetation and may include remnant and non-remnant or regrowth vegetation. Additionally, the definition refers to an assortment of eucalypts <u>used</u> by Koalas for food, shelter, movement and dispersal. Areas mapped in the Rehabilitation layers are defined as " <i>areas of habitat other than intact, contiguous native vegetation... with a composition comprising of a mix of forest, scattered native trees,</i>

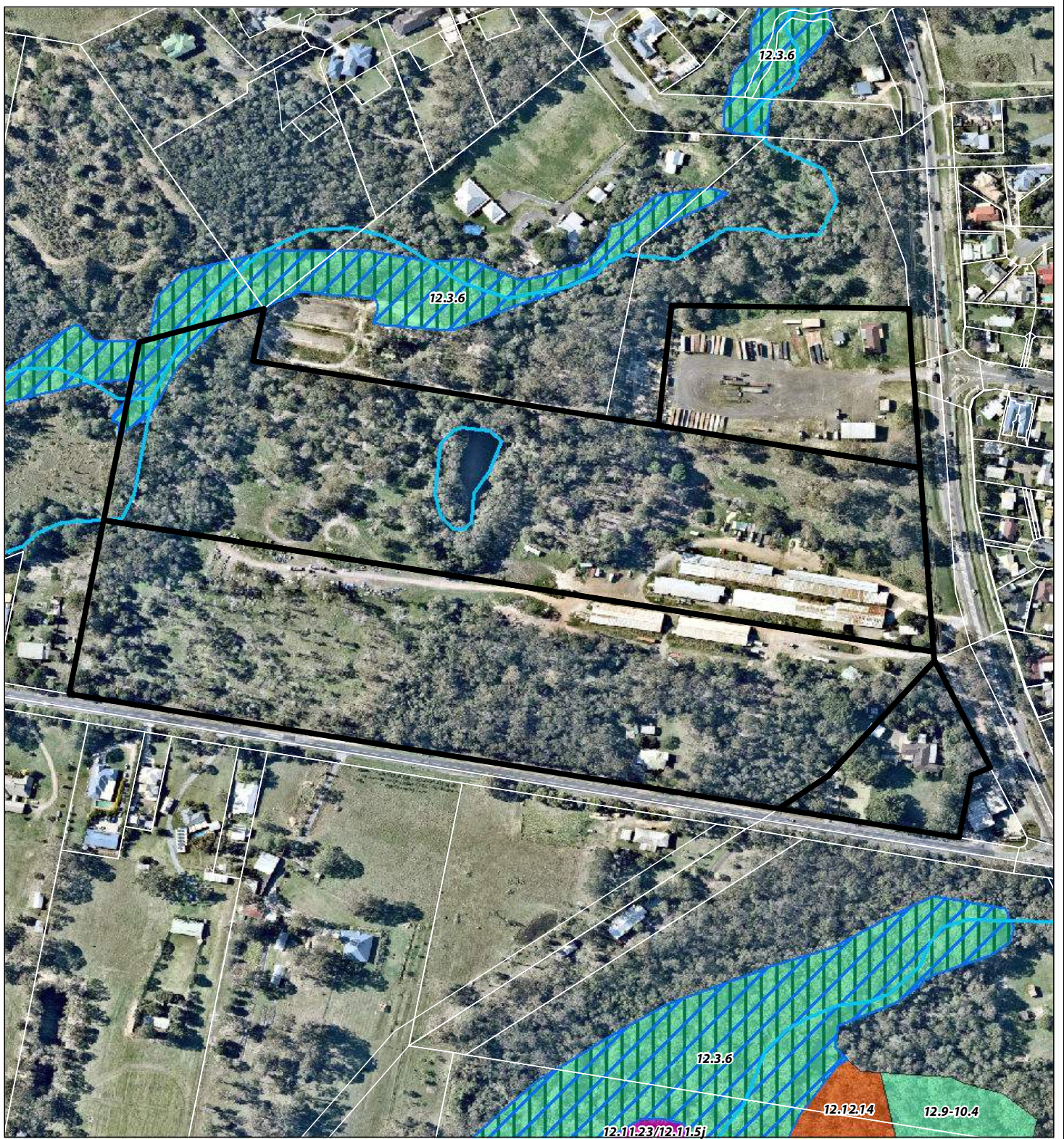


ITEM	RESPONSE (Relative to site)
	<p><i>grass and bare surfaces. Rehabilitation areas provide for koala populations with food and shelter while allowing for day to day movement, dispersal and genetic exchange”.</i></p> <p>The photos included in this report taken within proposed Rehabilitation areas of the site clearly depict:</p> <ul style="list-style-type: none"> • Trees that are not contiguous • Areas of open paddock and bare surfaces • Scattered trees that are a mix of species <p>Additionally, during multiple survey events on-site, no Koalas were observed. Evidence of Koala in the form of scats was recorded in the western drainage line only on one occasion. The majority of the site provides features for the potential use of Koala as described within the rehabilitation definition rather than the reliance or actual use by Koala inferred in the Bushland definition.</p>
<p>Map of proposed boundary re-alignment and/or habitat categories based on field assessment</p>	<p>The proposed change to the habitat category on-site is provided in Section 3.2. This change is based on ground-rectified field assessment of the vegetation types across the site. Areas of proposed change from Medium Value Bushland to Medium Value Rehabilitation are dominated by open paddocks with a selectively cleared canopy typical of rural lots rather than areas retaining a full native ecosystem cover reflective of Bushland. Logically, the closer trees are to existing infrastructure, the more modified the environment and, although retaining Koala trees, the greater the alignment with the rehabilitation definition. There are no values distinct within proposed rehabilitation areas that vary from the surrounding values mapped as rehabilitation.</p>
<p>Koala sightings map (note source of records)</p>	<p>Records of Koala sightings from Koala Tracker, a crowdsourced national koala mapping tool, are shown in Figure 5. In addition, Koala sighting records from the Atlas of Living Australia are shown in Figure 6. Both database searchers show no records for Koala on or in close proximity to the site, with the majority of records relatively distant and/or located along the waterway corridors to the east and west. The closest records are approximately 1.8 km to the east and north-east and 3 km to the west. No Koalas were observed on or surrounding the site and evidence of Koala activity (i.e. scats) was only recorded once in the western drainage line.</p> <p>The Redland Bay area is known to support Koala use and dispersal. The proposal site is considered to be utilised by Koalas infrequently and most likely as a conduit for dispersal along the adjoining creek corridor. During the stadia-metric tree survey, all NJKHT were visited over a 3 day survey currency and no Koalas were sighted.</p>
<p>Assessment of koala habitat type as shown on a Map of Assessable Development Area Koala Habitat Values, and absence of koala in the area</p>	<p>The Map of Assessable Development Area Koala Habitat Values (Figure 3) shows the project area is mapped as containing Medium Value Bushland around the site periphery with Medium Value Rehabilitation through the centre and eastern portions. Contemporary field survey confirmed Bushland values are not reflected in multiple vegetation areas on-ground, nor was evidence of Koala activity (i.e. scats, scratches) recorded outside of the western drainage line. The values within the proposed rehabilitation areas mirror those in the surrounding rehabilitation mapped areas.</p> <p>Features within the mapped Bushland proposed as Rehabilitation contain scattered Koala tree types of varying ages, however, they are interspersed with areas of grass, bare areas, infrastructure and juvenile native regrowth. This type of vegetation mix is more accurately aligned with the rehabilitation habitat description than the “intact and contiguous” vegetation requirements of the</p>



ITEM	RESPONSE (Relative to site)
	<p>bushland definition. This is highlighted by the fact that vegetation within the proposed Rehabilitation areas is principally no different to that occurring within the mapped rehabilitation habitat surrounding.</p> <p>The vegetation within the proposed Rehabilitation areas has been historically cleared of most large canopy trees or severely compromised by fire and contains only some patches of regrowth. The understorey is highly modified, ranging from grassy paddocks to slashed lawns. No Koalas were sighted over the allotments during field survey.</p>
<p>Sufficient information provided on the habitat located on, and in connection with, the land for which the determination is requested</p>	<p>The project area is mapped as containing Medium Value Rehabilitation through the central and eastern portions with Medium Value Bushland around the site periphery. Mapped Bushland areas in the north of the site connect via the drainage line to a riparian corridor extending downstream to the north-east and upstream to the west and south (refer Figure 7 context). There is Bushland Habitat mapped on the opposite side of Double Jump Road, however, it was acknowledged at pre-lodgement that the impending upgrade of this roadway will exacerbate fragmentation from the site and connectivity values are effectively lost. Areas to the east over the major arterial connection that is Cleveland-Redland Bay road are mapped as High Value Other.</p>
<p>Review of habitat values at a scale appropriate to the size of the development area</p>	<p>Detailed habitat values have been collated at the property scale through the stadia-metric tree survey.</p>
<p>Evaluation of use of the site by koalas</p>	<p>Contemporary field survey of the site did not record any Koalas and evidence of Koala activity (i.e. scats) was only recorded in the western drainage line separated from the proposal area. Further, survey confirmed the site was highly disturbed due to historical clearing and consists a mix of houses, cleared paddocks, maintained lawns, infrastructure, ornamental gardens and scattered native trees. Review of desktop databases showed no records for Koala on, or within close proximity to the site. Importantly, the site does not contain, or is located in close proximity to, large patches of vegetation or significant wildlife corridors. Suitable Koala habitat is contained within creek to the north and west connected to the site via a drainage line. The consistent site maintenance combined with dogs roaming on selected allotments influences the results of site Koala occurrence surveys. No individuals have been located during a number of site surveys.</p>
<p>Vegetation and land cover assessment</p>	<p>Field assessment identified trees 100 mm DBH or greater over the project area. The information collected over the allotments both within and external to mapped Bushland areas was used to support these mapping amendments.</p>

Refer to **Plan 2** for Designated Survey Areas reflected in the following photo plates, and **Plan 3** for a plot of NJKHTs across the proposed amendment area (refer **Appendix A** for Tree Schedule).



Legend









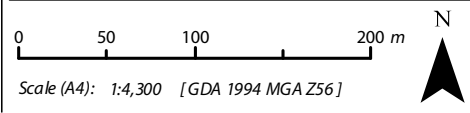
- | | |
|---|---|
|  Project Site DCDB | Regional Ecosystems mapping |
|  Qld DCDB |  Category A or B area containing endangered regional ecosystems |
|  VM Watercourses |  Category A or B area containing of concern regional ecosystems |
|  VM Essential Habitat |  Category A or B area that is a least concern regional ecosystem |
|  VM Wetland | |

Figure 4
Regulated Vegetation Supporting Map

PPV Victoria Point Developments Pty Ltd

File ref. 8121 E Figure 4 RVSM A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point



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HISTORICAL AERIAL IMAGERY



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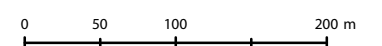
Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2016), Aerial (Nearmap 2016)

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LEGEND

 Project Site DCDB

PLAN ISSUE:				
Issue	Date	Description	Drawn	Checked
A	5/10/2016	Prelim Draft	TC	FM



Universal Transverse Mercator GDA 1994 MGA Zone 56 1:5,000 © A3



Legend

 Project Site DCDB




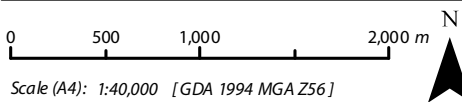
 Red = dead,  Yellow = sick or injured,  Green = alive

Figure 5

Koala Tracker Koala Sightings Map

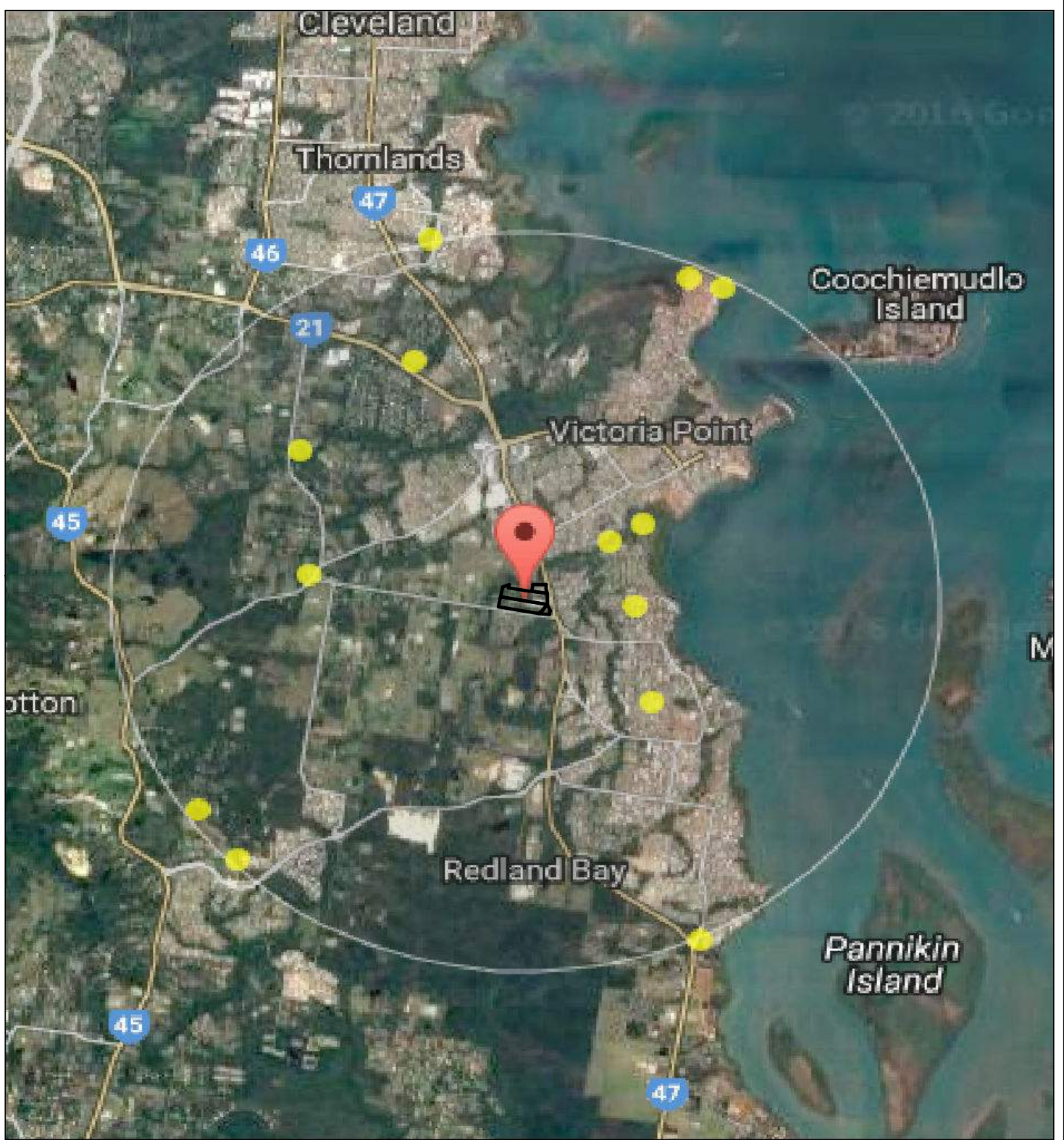
File ref. 8121 E Figure 5 Koala Tracker Map A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point



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Legend



-  Project Site DCDB
-  Koala sighting record

Figure 6

*Atlas of Living Australia
Koala Records*

PPV Victoria Point
Developments Pty Ltd

File ref. 8121 E Figure 6 ALA Koala Map A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point

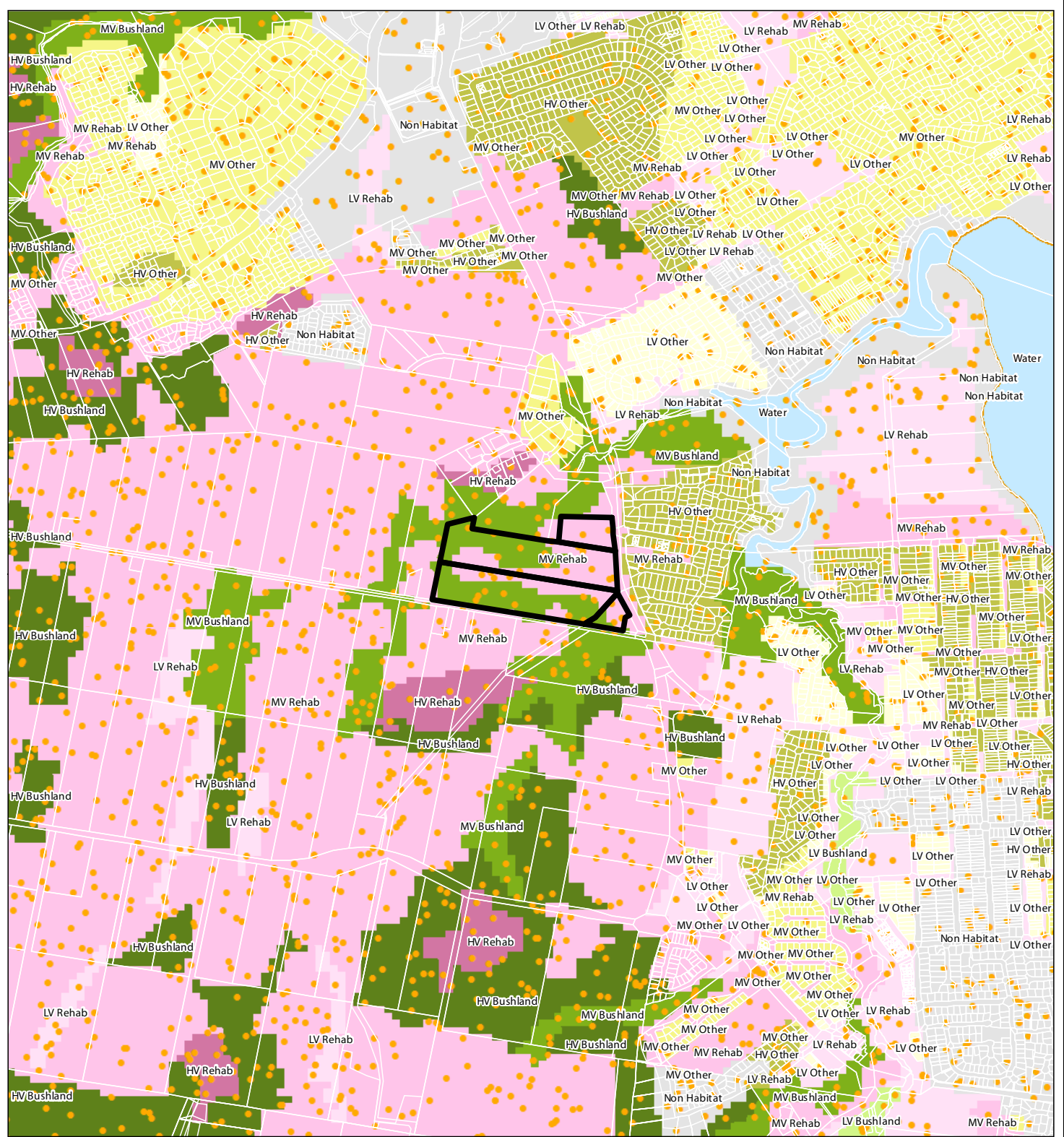


0 500 1,000 2,000 3,000 m



Scale (A4): 1:75,000 [GDA 1994 MGA Z56]

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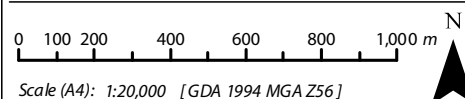
Legend

- Project Site DCDB
- Qld DCDB
- Priority koala assessable development area
- Koala broad hectare area
- Koala Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Non-habitat
- Water

Figure 7

Koala SPRP Habitat Values Mapping Context

File ref. 8121 E Figure 7 Koala SPRP Context A
Date 4/10/2016
Project Cleveland-redland Bay Road, Victoria Point

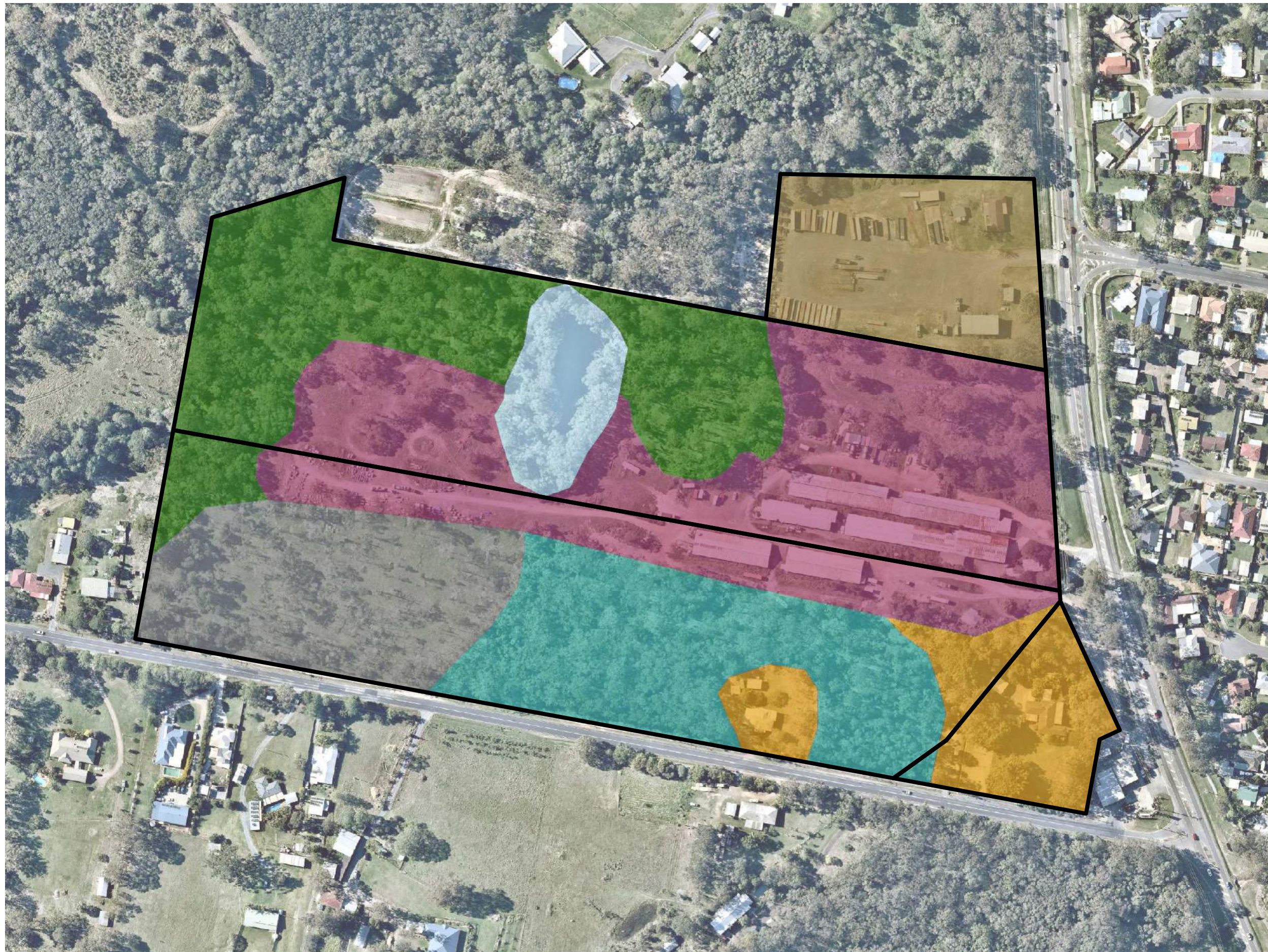


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FIELD SURVEY ZONES



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Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2016), Aerial (Nearmap 2016)

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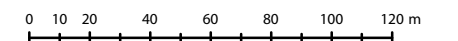
LEGEND

Project Site DCDB

Survey areas

- Trucking yard
- Existing commercial area
- Dam
- Northern bushland
- Historically cleared area
- Southern bushland
- Houses and Gardens

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Issue	Date	Description	Drawn	Checked
A	5/10/2016	Prelim Draft	TC	FM



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Trucking Yard



Existing Commercial Areas





Existing Commercial Areas



Dam area



Northern Bushland





Historically Burnt Area



Southern Bushland



Houses and Gardens



NON-JUVENILE KOALA HABITAT TREES





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Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2016), Aerial (Nearmap 2016)

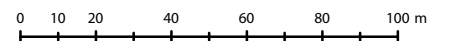
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LEGEND

-  Project Site DCDB
-  Non-juvenile Koala Habitat Tree

PLAN ISSUE:

Issue	Date	Description	Drawn	Checked
A	5/10/2016	Prelim Draft	TC	FM



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3.2. Proposed Mapping Amendments

This report presents data and commentary having regard to a requested amendment to the Koala Habitat Value Maps on the **PPV Victoria Point Developments** land holdings. This report does not dispute the existence of Koala trees selectively located over these land holdings nor does it contest the local value some of these trees may provide and does not recommend development outcomes on the site. This information will be provided with ecological assessment reports included as part of the development application technical supporting reports. Currently under the divisional criteria of the Koala SPRP, no flexibility is afforded to Council or the proponent to enable clearing of non-juvenile koala habitat trees (NJKHT) where they occur within Koala habitat values mapped as bushland. This inflexibility is created through the State Government drafting of the SPRP and remains regardless of the agreed benefits of any alternative outcomes.

The primary change of the amendment request is the remapping of sections of the site from the Bushland subset of the mapping to the Rehabilitation category. While all aspects of Division 9 and the Koala SPRP Guideline have been considered and responded to in this report, overwhelmingly this document presents evidence as to why proposed rehabilitation areas align with the definition of Rehabilitation values and not Bushland Values as outlined in Schedule 4 of the Koala SPRP. Critical components of these definitions considered in this analysis include:

Bushland habitat means:

- b. an area:
 - i. that is either:
 - 1. greater than two hectares in size; or
 - 2. less than two hectares in size but is within 50 metres of surrounding bushland habitat; and
 - ii. that is characterised by intact contiguous native vegetation and may include remnant and non-remnant or regrowth vegetation; and
 - iii. that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and
 - iv. that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and
 - v. that is not a plantation forest.

Rehabilitation habitat is an area that is:

- b. an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:
 - i. has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and
 - ii. provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.



Analysis of Bushland Definition:

B(i)(1) greater than 2ha in size...

There are no areas of bushland greater than 2 hectares in size within proposed Rehabilitation areas.

B(i)(2) less than 2ha in size but within 50m of surrounding bushland habitat...

There remains scattered vegetation within proposed Rehabilitation areas that do not align with the definition, as follows:

B(ii) characterised by intact contiguous native vegetation.....

The specific language of 'intact contiguous native vegetation' carries no additional description within schedule 4 of the SPRP.

Intact:

not altered, broken, or impaired, not changed or diminished, not influenced, complete or whole.

(Dictionary)

Contiguous:

Touching, in contact, in close proximity, adjacent in time

(Dictionary)

Using the dictionary based definitions of the term the over-arching use of the terminology suggest Bushland includes areas of native vegetation that are relatively unaltered or undiminished and remain connected or adjacent. All vegetation proposed Rehabilitation areas on-site retain a high level of alteration based on prior clearing events and historical and contemporary land uses. The vegetation clusters within the proposed Rehabilitation area would not be described as touching or adjacent. Importantly, based on the surveys completed on the land holdings, there are no areas of or in excess of 2 ha that could be described as "intact contiguous native vegetation" within the proposed Rehabilitation area.

B(vi) contains and assortment of eucalypt species used by koalas for food, shelter, movement and dispersal.....

There are two very distinct components of this segment of the bushland definition that are important when considering a comparison to the rehabilitation definition.

Firstly, the definition refers to the area containing an "assortment of eucalypt species". This use of the term eucalypt is distinct in considering the broader definition of NJKHT that includes a range of species not from the *Eucalyptus* genus, including those species listed as "Koala Habitat Trees" or described as *Corymbia*, *Melaleuca*, *Lophostemon* or *Angophora*. Within each Local Government Area's jurisdiction, the Australian Koala Foundation has generated lists of Koala tree species categorising into "primary" and "secondary". In all Local Government Areas, primary trees are limited to *Eucalyptus* species, which is supportive of the bushland definition focussing in areas of higher value to Koala.



Secondly, within the definition the 'assortment of eucalypt species' are required to be used by koalas for food, shelter, movement and dispersal. The definition infers actual evidence of providing for Koala species for all four purposes. While there is no question Victoria Point supports local Koala populations, little is known about the specific areas or trees they rely upon for food, shelter, movement and dispersal. Site survey did not result in an observation of a Koala species, however, evidence of activity in the form of scats was recorded in the western drainage line retained as Bushland. As mentioned in this report, the land on which the surveys took place is heavily modified (regularly slashed) and evidence of dog activity, which would influence the results of Koala surveys. Regardless, evidence should have been identified if the vegetation proposed as Rehabilitation was being 'used' by Koalas for the combination of food, shelter, movement and dispersal. Likewise, more significant recordings of usage would be anticipated within proximity of the site on the Koala Tracker and Atlas of Living Australia data bases if local vegetation was considered to be providing for use of all four functions.

Summary of Bushland Definition:

In summary and in combing the fragments of the definition, it is not considered that proposed Rehabilitation areas retains and area of greater than 2ha in size which is characterised by:

- *Intact and contiguous native vegetation; and*
- *Predominantly achieving the forest land cover definition; and*
- *Contains an assortment of only eucalypts (more dominated by non eucalypts); and*
- *Is currently used by koalas for Food, Shelter, Movement and Dispersal*

Analysis of Rehabilitation Definition:

B - area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5ha

The majority of the land holding would be considered to retain vegetation that could be described as 'an area of habitat, other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 ha'. The native vegetation within proposed Rehabilitation areas is not intact in that it has been modified, altered and influenced by a range of factors. The vegetation contains a mix of areas described as connected, in close proximity and also described as fragmented by clearing and non-complimentary land uses.

B(i) mix of forest, scattered trees, grass and bare surfaces...

Collectively the land cover of the allotments has a composition comprising of a mix of forest, scattered trees, grass and bare surfaces. Photo plates demonstrate the areas within the site which retain grass or bare areas (houses, driveways, infrastructure. etc.) and where trees are significantly spread apart or scattered. This is the predominant land use within the site and occurs within mapped Bushland areas and areas accurately mapped as Rehabilitation. The Photo plates show a range of vistas in which it is evident that the predominant land use is described as vegetation that is not intact, but rather scattered trees, grass lands and other uses resulting in bare areas.



B(ii)

The final sections of the rehabilitation definition refer to the mapped vegetation providing Koala populations with food and shelter trees. This is distinctly different from the bushland definition, which refers to an 'assortment of eucalypt species' with food and shelter species taking in the broader range of species considered within the 'Koala Habitat Tree' definition. **Plan 4** shows the spatial locations of NJKHT over the site categorised into those that are from the *Eucalyptus* genus and those achieving other species from the 'Koala Habitat Tree' definition. The plan shows that more of the species contained within the proposed Rehabilitation area are not *Eucalyptus*.

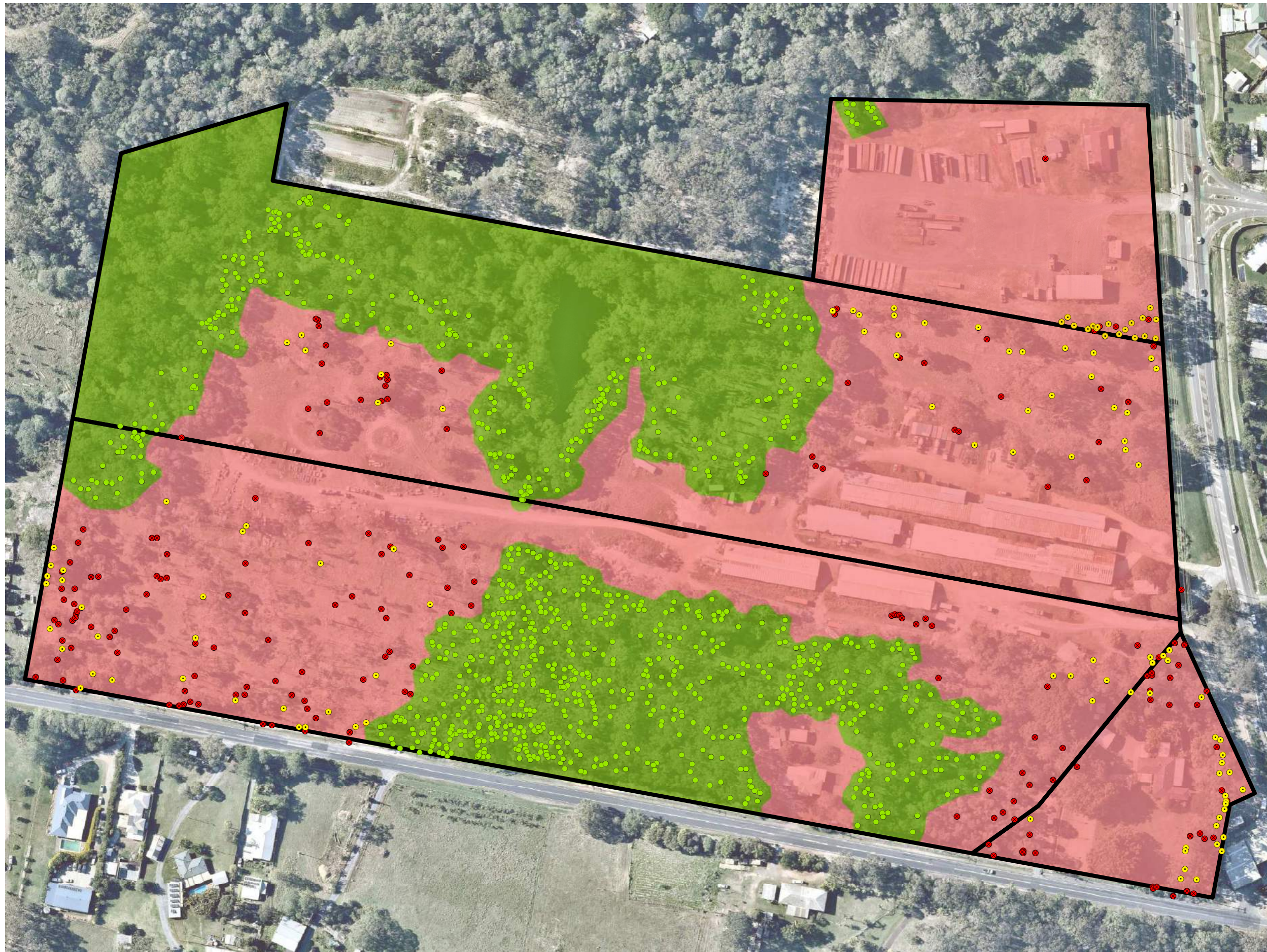
Further with regard to species mix, the definition refers to the vegetation providing for Koala populations allowing for day-to-day movement, dispersal and genetic exchange rather than specifically being "used by" Koalas for food, shelter, movement and dispersal as required under the Bushland definition. While site surveys did not locate a high occurrence of usage, vegetation would be described as being available for food or shelter or dispersal intermittently as required by a transient Koala, perhaps during breeding seasons. Site vegetation could provide transfer habitat rather than primary or settlement habitat, which would be greater aligned with specific characteristics of the Bushland definition.

Summary of Rehabilitation Definition:

Vegetation on-site is considered to achieve the definition of a rehabilitation area based on it:

- *Occurring on an allotment of 0.5ha or greater:*
- *Having a land cover composition which includes a mix of forest, scattered trees, grass and bare areas; and*
- *Provides, if needed, Koala populations with food and shelter, and*
- *Day to day movement opportunities as distinctly different from being a known and used movement corridor; and*
- *Provides for dispersal and genetic exchange.*

PROPOSED KOALA MAPPING AMENDMENTS







NOTES
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.









Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2016), Aerial (Nearmap 2016)

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LEGEND

-  Project Site DCDB
-  Eucalyptus species in Proposed Medium Value Rehabilitation area
-  Non-Eucalyptus NJKHT species in Proposed Medium Value Rehabilitation area
-  Non-juvenile koala habitat tree in Proposed Bushland Habitat Value area

Koala Habitat Values (Proposed Changes)

- Bushland Habitat*
-  High Value Bushland
 -  Medium Value Bushland
 -  Low Value Bushland
- Suitable for Rehabilitation*
-  High Value Rehabilitation
 -  Medium Value Rehabilitation
 -  Low Value Rehabilitation
 -  Non-habitat
 -  Water

PLAN ISSUE:				
Issue	Date	Description	Drawn	Checked
A	5/10/2016	Prelim Draft	TC	FM

0 10 20 40 60 80 100 m

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3.3. Division 9 Summary

Section 3 of this Response Report provides ground rectified Koala habitat values tested against criteria listed in Division 9 of the Koala SPRP in support of a mapping amendment proposal to Council. This report does not dispute the existence of Koala trees selectively located over the land holdings, nor does it contest the local value some of these trees may provide, and it does not recommend development outcomes on the site. Currently under the divisional criteria of the Koala SPRP, no flexibility is afforded to Council or the proponent to enable clearing of non-juvenile koala habitat trees where they occur within Koala habitat values mapped as Bushland. This inflexibility is created through the State Government drafting of the SPRP and remains regardless of the agreed benefits of any alternative outcomes.

The primary change of the amendment request is the remapping of sections of the site from the Bushland subset of the mapping to the Rehabilitation category. While all aspects of Division 9 and the Koala SPRP Guideline have been considered and responded to in this report, overwhelmingly this document presents evidence as to why proposed rehabilitation areas align with the definition of Rehabilitation values and not Bushland Values as outlined in Schedule 4 of the Koala SPRP.

As per Division 9 Part 6 of the Koala SPRP:

'6. A determination under subsection 4 is determinative of the koala habitat type, which applies to the land the subject of the determination for the purpose of applying divisions 4 to 7 of these State planning regulatory provisions, and the application of the relevant division in relation to that koala habitat type is taken to be a condition of a development approval issued in respect of the land.'

it is understood, therefore, that the mapping amendment if approved applies to the land.



4. Division 6 Response

Division 6 applies to development that is a material change of use of premises, reconfiguring a lot or operational work in any Koala habitat type within a Priority Koala Assessable Development Area not mentioned in Table 6, Column 1 of the SPRP (refer to **Table 2**, extract below). This proposal is not for a 'Domestic Activity' and will exceed the Column 1 threshold for 2(a) as the proposed development area exceeds 500 m². Further, vegetation as defined, though not considered significant, will undoubtedly be cleared during garden refurbishment and there is already a 'total cleared area' over 500 m² on this site, therefore Division 6 applies.

Development to which this division applies, that is a material change of use of premises, is prohibited development to the extent that:

- a. it is for an urban activity, other than rural residential development; and
- b. is in an area specified under a local planning instrument as having an open space, conservation, rural or rural residential purpose.

This proposal is for a Bed and Breakfast that is not an urban activity as defined. As such, Development Assessment Criteria for Division 6 is set out in Column 2 of Table 6 from the SPRP (**Table 2**).

Table 2: Development in a Priority Koala Assessable Development Area (SPRP Table 6)

Column 1 Assessable development to which division 6 does not apply	Column 2 Assessment criteria for assessable development
<ol style="list-style-type: none"> 1. Development for a domestic activity. 2. Development on premises that will not result in any of the following: <ol style="list-style-type: none"> a. clearing of native vegetation that will result in a total cleared area of more than 500m²; b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500m²; c. extracting gravel, rock or sand from an area of more than 5,000m²; d. the excavation or filling of an area of more than 5,000m². 3. Reconfiguring a lot that will not result in the creation of an additional lot. 	<ol style="list-style-type: none"> 1. Site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat. 2. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and significant residual impacts counterbalanced under the <i>Environmental Offsets Act 2014</i>. 3. Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2. 4. During construction phases: <ol style="list-style-type: none"> a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated. 5. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree. 6. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.



4.I. Assessment Criteria 1 – 2 for Assessable Development

1: Site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat.

No clearing of non-juvenile Koala habitat trees is proposed (refer to **Plan 5**).

2: Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and significant residual impacts counterbalanced under the Environmental Offsets Act 2014.

No clearing of non-juvenile Koala habitat trees is proposed (refer to **Plan 5**).

3: Site Design provides for Safe Koala Movement

The official wording of Assessment Criteria 1 refers to site design providing for safe Koala movement ‘as appropriate’ within the scope of the development and habitat connectivity values of the site. These components are officially measured against the factors listed in Schedule 2 of the SPRP. Schedule 2 of the SPRP states the following factors as being assessable in determining if site design allows for safe Koala movement as appropriate:

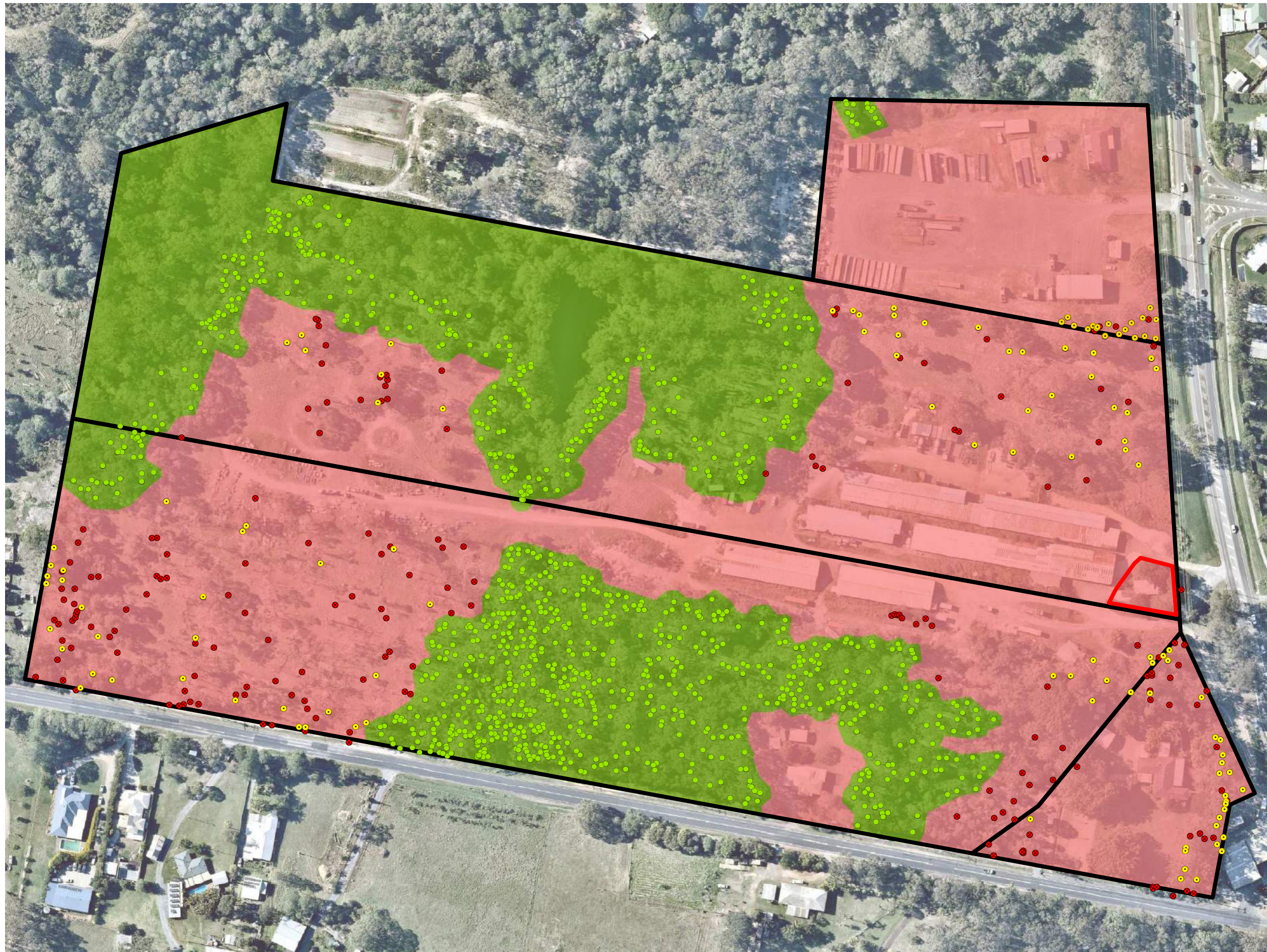
1. The site's location with regards to the following:
 - a. areas of vegetation that are a koala habitat type—with particular focus on bushland habitat, high value rehabilitation habitat, and medium value rehabilitation habitat;
 - b. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur; areas of ecological significance;
 - c. waterway and ecological corridors.

2. The attributes of the site, including the following
 - a. presence of koalas;
 - b. condition of the habitat;
 - c. the presence of any of the following on the site:
 - i. waterway and ecological corridors;
 - ii. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur.

3. Any factors which diminish the site's habitat connectivity value for koala movement, including:
 - a. edge effects and other indirect impacts of development on ecological features; and
 - b. the presence of infrastructure and services, such as roads, which present barriers for koala movement and dispersal.

Refer to **Section 4.2** for a response to Schedule 2.

DEVELOPMENT PROPOSAL PLAN



NOTES
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Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2016), Aerial (Nearmap 2016)

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LEGEND

- Project Site DCDB
- B&B Proposal Site
- Eucalyptus species in Proposed Medium Value Rehabilitation area
- Non-Eucalyptus NJKHT species in Proposed Medium Value Rehabilitation area
- Non-juvenile koala habitat tree in Proposed Bushland Habitat Value area

Koala Habitat Values (Proposed Changes)

- Bushland Habitat*
- High Value Bushland
 - Medium Value Bushland
 - Low Value Bushland
- Suitable for Rehabilitation*
- High Value Rehabilitation
 - Medium Value Rehabilitation
 - Low Value Rehabilitation
 - Non-habitat
 - Water

PLAN ISSUE:

Issue	Date	Description	Drawn	Checked
A	19/10/2016	Prelim Draft	TC	FM

0 10 20 40 60 80 100 m

Universal Transverse Mercator GDA 1994 MGA Zone 56 1:2,000 © A3





4. During construction phases:

- a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and**

No Koala habitat nor Bushland areas will be cleared under the proposal. It is not anticipated that Koala will venture near the Bed and Breakfast when under construction in the established commercial area. It is highly unlikely that risk of death or injury to Koalas will be elevated during construction.

- b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.**

No native vegetation is to be cleared from areas intended to be retained for safe Koala movement opportunities. Bushland areas in the vicinity of the Bed and Breakfast are to be rehabilitated by weed removal and suppression under the proposal.

5. Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree.

No significant native vegetation, including NJKHTs, is to be cleared under the proposal. As such, a Koala spotter is considered unnecessary in this case.

6. Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.

The commercial areas containing the Bed and Breakfast will be maintained for access and bushfire management purposes 'as is' and will not require the clearing of NJKHTs or significant vegetation in general. Weed removal and suppression will be applied in adjoining Bushland on an 'as needs' basis.

4.2. Assessment Criteria 3 - Response to Schedule 2 of the SPRP

3.1. The site's location with regards to the following:

- a. areas of vegetation that are a koala habitat type—with particular focus on bushland habitat, high value rehabilitation habitat, and medium value rehabilitation habitat;**

The proposed Bed and Breakfast is located within an established residence in an area mapped as Medium Value Rehabilitation (refer **Figure 3** and **Plan 5**). The remainder of the property is mapped as Medium Value Rehabilitation with Medium Value Bushland Habitat around the periphery (refer **Plan 5**). Bushland areas in the north of the site connect via the drainage line to a riparian corridor extending downstream to the north-east and upstream to the west and south (**Figure 7**). There is Bushland Habitat mapped on the opposite side of Double Jump Road, however, it was acknowledged at pre-lodgement that the



impending upgrade of this roadway will exacerbate fragmentation from the site and connectivity values are effectively lost. Areas to the east over the major arterial connection that is Cleveland-Redland Bay road are mapped as High Value Other.

b. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur; areas of ecological significance;

The proposal area and majority of the site is mapped as containing Category X (non-remnant) vegetation (**Figure 4**). The drainage line that runs along the property's western boundary contains mapped Least Concern RE 12.3.6 that is mapped as Essential Habitat for the Wallum Froglet and Koala and a VM Wetland. This area was rectified on-ground as mapped and evidence of Koala activity was recorded on the creek bank. The proposal is contained to the far east of the property and adverse impacts to the mapped Category B vegetation is not anticipated.

Beyond connectivity provided by the remnant creek line to the north, there is limited if any remnant vegetation in the vicinity of the proposal site (refer **Figure 8** VMA context).

c. waterway and ecological corridors.

The drainage line in the west of the site is connected to a riparian corridor that extends to the north and south-west (**Figures 8 & 9**). The proposal area is removed from the mapped corridor and no adverse impacts are anticipated.

3.2. The attributes of the site, including the following

a. presence of koalas;

Records of Koala sightings from Koala Tracker, a crowdsourced national koala mapping tool, are shown in **Figure 5**. In addition, Koala sighting records from the Atlas of Living Australia are shown in **Figure 6**. Both database searchers show no records for Koala on or in close proximity to the site, with the majority of records relatively distant and/or located along the waterway corridors to the east and west. The closest records are approximately 1.8 km to the east and north-east and 3 km to the west. No Koalas were observed on or surrounding the site and evidence of Koala activity (i.e. scats) was only recorded once in the western drainage line.

The Redland Bay area is known to support Koala use and dispersal. The proposal site is considered to be utilised by Koalas infrequently and most likely only as a conduit for dispersal along the adjoining creek corridor. The proposal area is far removed from the drainage line where Koala activity was recorded.

b. condition of the habitat;

The proposed Bed and Breakfast area is contained within current commercial areas sustaining no suitable Koala habitat. The surrounding area contains scattered NJKHTs and is mapped as Rehabilitation. Nearby



Bushland areas to the north and south (**Plan 5**), although infested with Lantana, provide suitable habitat for the Koala. Rehabilitation works, such as weed removal and suppression, are ongoing and likely to improve the functional quality of Koala habitat on the property. These works will be undertaken on an 'as needs' basis and will assist in managing bushfire risk.

c. the presence of any of the following on the site:

i. waterway and ecological corridors;

The drainage line in the west of the site is mapped as a waterway corridor under the RCC Planning Scheme (**Figure 9**). There is drain running south to north in the centre of the site that feeds the existing dam (**Figure 9**). The proposed Bed and Breakfast is not anticipated to adversely impact the mapped waterway corridor in the west of the site.

ii. areas that are remnant or regulated regrowth regional ecosystems where koalas are known to occur.

As stated previously, the proposal area and majority of the site is mapped as containing Category X (non-remnant) vegetation (**Figure 4**). The drainage line that runs along the property's western boundary contains mapped Least Concern RE 12.3.6 that is mapped as Essential Habitat for the Wallum Froglet and Koala and a VM Wetland. This area was rectified on-ground as mapped and evidence of Koala activity was recorded on the creek bank. The proposal is contained to the far east of the property and adverse impacts to the mapped Category B vegetation is not anticipated.

3.3. Any factors which diminish the site's habitat connectivity value for koala movement, including:

a. edge effects and other indirect impacts of development on ecological features;

The proposed Bed and Breakfast area is wholly contained within the commercial area on the site. Potential edge effects on Bushland areas will not be exacerbated beyond those already occurring on the site due to past rural practices. In contrast, the proposed rehabilitation of Bushland areas through weed removal and suppression as needed will significantly reduce current edge effects. It is not anticipated that the proposal will adversely impact Koala dispersal.

b. the presence of infrastructure and services, such as roads, which present barriers for koala movement and dispersal.

The proposed bed and Breakfast is wholly contained within a previously constructed house on the site, and no new roads or tracks are proposed. It is not anticipated that the proposal will adversely impact Koala dispersal.



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend









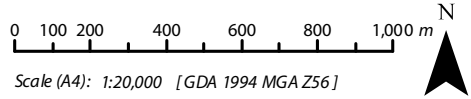
- | | |
|---|---|
|  Project Site DCDB | Regional Ecosystems mapping |
|  Qld DCDB |  Category A or B area containing endangered regional ecosystems |
|  VM Watercourses |  Category A or B area containing of concern regional ecosystems |
|  VM Essential Habitat |  Category A or B area that is a least concern regional ecosystem |
|  VM Wetland | |

Figure 8

Regulated Vegetation Supporting Map Context

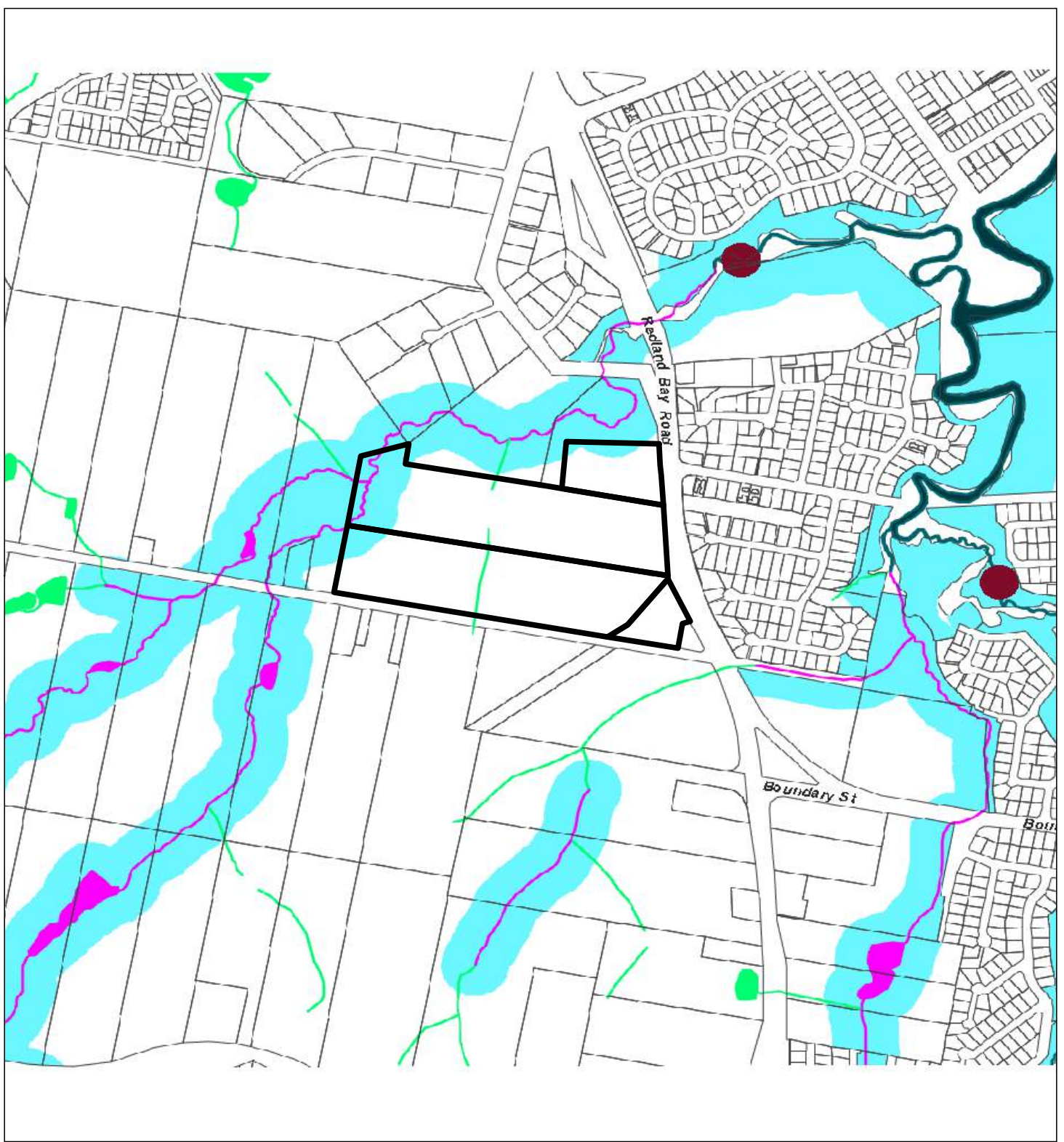
File ref. 8121 E Figure 8 RVSM Context A
Date 5/10/2016
Project Cleveland-redland Bay Road, Victoria Point



PPV Victoria Point Developments Pty Ltd



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Legend

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

Figure 9

Redland City Council - Waterways, Wetlands and Moreton Bay Overlay

File ref. 8121 E Figure 9 RCC Waterways A
Date 5/10/2016
Project Cleveland-redland Bay Road, Victoria Point

0 100 200 400 m
 Scale (A4): 1:11,146 [GDA 1994 MGA Z56]



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4.3. Division 6 Response Summary

This Koala SPRP Response Report provides an assessment against Division 6 of the *South East Queensland Koala Conservation State Planning Regulatory Provision* (SPRP) and addresses the site's ecological values and connectivity. The following conclusions have been made:

- The site is located within a Priority Koala Assessable Development Area (PKADA) under SPRP mapping. Koala habitat mapping amendments at **Plan 5** shows that the site contains ground-rectified *Medium Value Bushland Habitat* and *Medium Value Rehabilitation*.
- Two senior ecologists from **Saunders Havill Group** carried out a stadia-metric NJKHT survey across the application site and observations of vegetation immediately surrounding the site. The survey identified NJKHTs, however, did not indicate that any obvious fauna movement or connection currently occurs on-site due to a combination of the surrounding land uses and existing infrastructure. No Koalas were observed on the site, however, evidence of Koala activity in the form of scats was recorded in the drainage line to the west.
- As reflected in the report, the development area contains negligible ecological value and is unlikely to act as Koala habitat. This is because this area and its surrounds reflect a highly modified and disturbed commercial rural landscape. Potential Koala habitat areas are limited to the Bushland adjoining the drainage line to the west of the site.
- The proposed Bed and Breakfast is not anticipated to adversely affect Koala habitat and connectivity values on the site.



5. Appendices

Appendix A

GPS Tree Plot Schedule



Appendix A

GPS Tree Plot Schedule

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1	<i>Corymbia trachyphloia</i>	Brown Bloodwood	360		360	21.0	5.0	4.3	2.2	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
2	<i>Corymbia trachyphloia</i>	Brown Bloodwood	370		370	22.0	6.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
3	<i>Corymbia trachyphloia</i>	Brown Bloodwood	640		640	26.0	11.0	7.7	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
4	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	19.0	4.0	3.4	1.9	Regular	-	Thinning	Die-back	-	-	Poor	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
5	<i>Eucalyptus racemosa</i>	Scribbly Gum	710		710	26.0	9.0	8.5	2.9	One-sided	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	Old	-	Small	-	-	
6	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	17.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
7	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	22.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
8	<i>Eucalyptus racemosa</i>	Scribbly Gum	720		720	28.0	11.0	8.6	2.9	Regular	-	-	Die-back	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	Small	Termites	-	
9	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	23.0	6.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
10	<i>Lophostemon confertus</i>	Brush Box	210		210	17.0	7.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
11	<i>Eucalyptus racemosa</i>	Scribbly Gum	860		860	33.0	14.0	10.3	3.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
12	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	19.0	8.0	2.8	1.8	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	Termites	-	
13	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	15.0	5.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
14	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
15	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	22.0	7.0	2.9	1.8	One-sided	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
16	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	17.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
17	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	13.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	Small	-	-	
18	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	19.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
19	<i>Corymbia trachyphloia</i>	Brown Bloodwood	350		350	25.0	8.0	4.2	2.1	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
20	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	180		180	11.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
21	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	12.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
22	<i>Eucalyptus racemosa</i>	Scribbly Gum	380		380	19.0	9.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
23	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
24	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
25	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	17.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
26	<i>Eucalyptus racemosa</i>	Scribbly Gum	270		270	21.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
27	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	11.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
28	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	470		470	23.0	11.0	5.6	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
29	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	12.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes		
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value	
30	<i>Eucalyptus racemosa</i>	Scribbly Gum	410		410	21.0	9.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
31	<i>Corymbia trachyphloia</i>	Brown Bloodwood	100		100	7.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
32	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	16.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
33	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	9.0	1.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
34	<i>Eucalyptus racemosa</i>	Scribbly Gum	660		660	25.0	12.0	7.9	2.8	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-		
35	<i>Corymbia intermedia</i>	Pink Bloodwood	360		360	23.0	8.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
36	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
37	<i>Corymbia trachyphloia</i>	Brown Bloodwood	310		310	22.0	5.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
38	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	300		300	21.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
39	<i>Melaleuca saligna</i>	Willow Bottlebrush	370		370	16.0	7.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
40	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	13.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
41	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410		410	18.0	8.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
42	<i>Melaleuca saligna</i>	Willow Bottlebrush	180		180	10.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
43	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	19.0	5.0	3.4	1.9	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
44	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	250		250	19.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
45	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	19.0	5.0	2.8	1.8	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
46	<i>Corymbia trachyphloia</i>	Brown Bloodwood	80		80	5.0	1.0	2.0	1.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
47	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	18.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
48	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	13.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
49	<i>Corymbia trachyphloia</i>	Brown Bloodwood	80		80	5.0	1.0	2.0	1.1	Regular	-	Thinning	Die-back	Epicormic	-	Poor	Minor	-	-	-	-	Typical	-	-	-	-	-	-	
50	<i>Corymbia trachyphloia</i>	Brown Bloodwood	120		120	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
51	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	18.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
52	<i>Corymbia trachyphloia</i>	Brown Bloodwood	80		80	9.0	1.0	2.0	1.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
53	<i>Angophora leiocarpa</i>	Smooth Bark Apple	160		160	11.0	4.0	2.0	1.5	One-sided	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
54	<i>Corymbia trachyphloia</i>	Brown Bloodwood	460		460	22.0	9.0	5.5	2.4	One-sided	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-		
55	<i>Angophora leiocarpa</i>	Smooth Bark Apple	290		290	18.0	7.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
56	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	480		480	22.0	11.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
57	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	21.0	8.0	3.8	2.1	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
58	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	22.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
59	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	18.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
60	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	22.0	7.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
61	<i>Lophostemon suaveolens</i>	Swamp Box	250	160	297	16.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
62	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	23.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
63	<i>Eucalyptus racemosa</i>	Scribbly Gum	450		450	24.0	11.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
64	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	18.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
65	<i>Corymbia intermedia</i>	Pink Bloodwood	400		400	22.0	8.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
66	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	340		340	21.0	10.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	-	-	
67	<i>Corymbia intermedia</i>	Pink Bloodwood	110		110	16.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
68	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	19.0	7.0	2.9	1.8	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
69	<i>Eucalyptus racemosa</i>	Scribbly Gum	400		400	22.0	12.0	4.8	2.3	One-sided	-	-	Die-back	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
70	<i>Corymbia intermedia</i>	Pink Bloodwood	270		270	22.0	6.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
71	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	13.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
72	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	220	130	256	17.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
73	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	14.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
74	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
75	<i>Corymbia intermedia</i>	Pink Bloodwood	310		310	24.0	7.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
76	<i>Corymbia trachyphloia</i>	Brown Bloodwood	360		360	22.0	8.0	4.3	2.2	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
77	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	240		240	22.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
78	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	190		190	13.0	3.0	2.3	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
79	<i>Corymbia trachyphloia</i>	Brown Bloodwood	310		310	19.0	7.0	3.7	2.0	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
80	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	23.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
81	DEAD/STAG		1000		1000	13.0		12.0	3.3	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	Large	-	Termites	-	almost completely rotten
82	<i>Corymbia intermedia</i>	Pink Bloodwood	360		360	24.0	9.0	4.3	2.2	Regular	-	Thinning	Die-back	-	-	Poor	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
83	<i>Corymbia intermedia</i>	Pink Bloodwood	320		320	22.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
84	<i>Corymbia intermedia</i>	Pink Bloodwood	350		350	23.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
85	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	190		190	12.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
86	<i>Corymbia intermedia</i>	Pink Bloodwood	280		280	23.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
87	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	22.0	8.0	3.6	2.0	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
88	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	14.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
89	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	14.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
90	<i>Corymbia intermedia</i>	Pink Bloodwood	250		250	22.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
91	<i>Corymbia trachyphloia</i>	Brown Bloodwood	400		400	26.0	11.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
92	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	14.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
93	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
94	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	15.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
95	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	16.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
96	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
97	<i>Corymbia trachyphloia</i>	Brown Bloodwood	730		730	27.0	14.0	8.8	2.9	Regular	-	-	Die-back	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
98	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260	130	291	15.0	6.0	3.5	2.0	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
99	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	13.0	6.0	2.4	1.7	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
100	<i>Corymbia trachyphloia</i>	Brown Bloodwood	330		330	21.0	7.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
101	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	14.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
102	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	13.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
103	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	25.0	6.0	3.6	2.0	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
104	<i>Corymbia trachyphloia</i>	Brown Bloodwood	620		620	29.0	14.0	7.4	2.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
105	<i>Corymbia trachyphloia</i>	Brown Bloodwood	110		110	15.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
106	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	13.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
107	<i>Corymbia trachyphloia</i>	Brown Bloodwood	290		290	21.0	6.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
108	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
109	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	17.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
110	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320		320	18.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
111	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	16.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
112	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	17.0	3.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
113	<i>Corymbia trachyphloia</i>	Brown Bloodwood	340		340	23.0	6.0	4.1	2.1	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
114	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
115	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
116	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	16.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
117	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	13.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
118	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
119	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	11.0	4.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
120	<i>Eucalyptus tereticornis</i>	Forest Red Gum	460		460	18.0	7.0	5.5	2.4	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
121	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250	180	308	16.0	7.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
122	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	9.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
123	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300	260	397	18.0	6.0	4.8	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
124	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	8.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
125	<i>Melaleuca saligna</i>	Willow Bottlebrush	220		220	17.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	Small	-	-	
126	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	310		310	18.0	5.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
127	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	19.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
128	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190	150	242	17.0	4.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
129	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	130	222	17.0	1.0	2.7	1.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
130	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	18.0	6.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
131	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	21.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
132	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	15.0	1.0	2.0	1.4	Regular	-	-	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
133	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	23.0	8.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
134	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130	90, 110	193	17.0	6.0	2.3	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
135	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	15.0	6.0	2.4	1.7	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
136	<i>Corymbia intermedia</i>	Pink Bloodwood	400		400	24.0	8.0	4.8	2.3	Regular	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
137	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	17.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
138	<i>Melaleuca saligna</i>	Willow Bottlebrush	100		100	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
139	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230	220	318	18.0	6.0	3.8	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
140	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	18.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
141	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	19.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
142	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	460		460	21.0	8.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	Old	-	-	-	-	
143	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	8.0	3.0	2.0	1.3	Regular	-	Thinning	Die-back	Epicormic	-	Poor	Minor	-	-	-	Typical	-	-	-	-	-	-	
144	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	370		370	19.0	7.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
145	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	17.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
146	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
147	<i>Eucalyptus racemosa</i>	Scribbly Gum	690		690	25.0	14.0	8.3	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
148	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	7.0	2.0	2.0	1.4	Regular	-	-	-	-	Lopped	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
149	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	17.0	7.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
150	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	17.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
151	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	18.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
152	<i>Eucalyptus racemosa</i>	Scribbly Gum	1100		1100	26.0	16.0	13.2	3.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
153	<i>Melaleuca saligna</i>	Willow Bottlebrush	320		320	18.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
154	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	12.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
155	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	18.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
156	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	13.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
157	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	13.0	1.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
158	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
159	<i>Corymbia intermedia</i>	Pink Bloodwood	110		110	13.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
160	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	18.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
161	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	12.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
162	<i>Lophostemon suaveolens</i>	Swamp Box	230	170	286	18.0	5.0	3.4	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
163	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	18.0	3.0	2.0	1.5	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
164	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	17.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
165	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	15.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
166	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	17.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
167	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
168	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
169	<i>Angophora leiocarpa</i>	Smooth Bark Apple	140		140	17.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
170	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
171	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
172	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	13.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
173	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	18.0	6.0	2.6	1.8	One-sided	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
174	<i>Melaleuca saligna</i>	Willow Bottlebrush	300		300	18.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	Small	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
175	<i>Corymbia trachyphloia</i>	Brown Bloodwood	190		190	16.0	7.0	2.3	1.6	One-sided	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
176	<i>Melaleuca saligna</i>	Willow Bottlebrush	200		200	14.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
177	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	16.0	7.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
178	<i>Corymbia intermedia</i>	Pink Bloodwood	460		460	18.0	9.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
179	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	15.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
180	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	14.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
181	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	11.0	5.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
182	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	240		240	15.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
183	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	17.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
184	<i>Lophostemon suaveolens</i>	Swamp Box	240		240	16.0	4.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
185	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	270		270	15.0	8.0	3.2	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
186	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	12.0	7.0	3.5	2.0	One-sided	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
187	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320		320	16.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
188	<i>Lophostemon suaveolens</i>	Swamp Box	100	80	128	10.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
189	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360	190	407	17.0	7.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
190	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360		360	18.0	6.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
191	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	16.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
192	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	16.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
193	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	17.0	6.0	3.0	1.8	Regular	-	-	Thinning	Die-back	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
194	<i>Corymbia intermedia</i>	Pink Bloodwood	550		550	26.0	12.0	6.6	2.6	Regular	-	-	Thinning	Die-back	Epicormic	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
195	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	8.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
196	<i>Lophostemon suaveolens</i>	Swamp Box	160	150	219	11.0	4.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
197	<i>Corymbia intermedia</i>	Pink Bloodwood	230		230	16.0	5.0	2.8	1.8	One-sided	-	-	Thinning	Die-back	Epicormic	Poor	-	Native	Trunk Dmg.	Fire Dmg.	Typical	-	-	-	-	-	-	
198	<i>Lophostemon suaveolens</i>	Swamp Box	240		240	16.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
199	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	270	160	314	17.0	6.0	3.8	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
200	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
201	<i>Lophostemon suaveolens</i>	Swamp Box	290		290	16.0	7.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
202	<i>Eucalyptus racemosa</i>	Scribbly Gum	610		610	23.0	11.0	7.3	2.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
203	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	14.0	2.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
204	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	16.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
205	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
206	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	17.0	4.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
207	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	17.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
208	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	18.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
209	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
210	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	18.0	3.0	2.6	1.8	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
211	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	10.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
212	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320		320	18.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
213	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	100		100	9.0	2.0	2.0	1.3	One-sided	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
214	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	370		370	18.0	11.0	4.4	2.2	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
215	<i>Melaleuca saligna</i>	Willow Bottlebrush	100		100	8.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
216	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	18.0	5.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
217	<i>Eucalyptus tereticornis</i>	Forest Red Gum	220		220	17.0	5.0	2.6	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
218	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	19.0	7.0	3.1	1.9	One-sided	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
219	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	18.0	4.0	3.1	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
220	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
221	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	19.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
222	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
223	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	14.0	4.0	2.0	1.5	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
224	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	17.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
225	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	13.0	4.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
226	<i>Lophostemon suaveolens</i>	Swamp Box	310	110	329	18.0	6.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
227	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	400	290	494	18.0	8.0	5.9	2.5	Regular	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
228	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	17.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
229	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	12.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
230	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190		190	17.0	5.0	2.3	1.6	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
231	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	270	260	375	19.0	7.0	4.5	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
232	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	17.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
233	<i>Eucalyptus racemosa</i>	Scribbly Gum	300		300	21.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
234	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	16.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
235	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	17.0	6.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
236	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320	230	394	20.0	7.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
237	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	16.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
238	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	17.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
239	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	16.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
240	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	17.0	4.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
241	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	19.0	6.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
242	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	18.0	4.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
243	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	17.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
244	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	17.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
245	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	270		270	18.0	4.0	3.2	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
246	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	14.0	4.0	2.0	1.3	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
247	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	14.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
248	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	460		460	21.0	7.0	5.5	2.4	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
249	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
250	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	250		250	14.0	7.0	3.0	1.8	One-sided	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
251	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220	120	251	11.0	5.0	3.0	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
252	<i>Eucalyptus racemosa</i>	Scribbly Gum	220		220	15.0	5.0	2.6	1.8	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
253	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	14.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
254	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	15.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
255	<i>Eucalyptus racemosa</i>	Scribbly Gum	290		290	17.0	6.0	3.5	2.0	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
256	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	14.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
257	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360		360	14.0	6.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
258	<i>Eucalyptus racemosa</i>	Scribbly Gum	160		160	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
259	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	12.0	5.0	2.4	1.7	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	Fire Dmg.	Typical	-	-	-	-	-	-	
260	<i>Eucalyptus racemosa</i>	Scribbly Gum	490		490	21.0	8.0	5.9	2.5	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
261	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	12.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
262	<i>Angophora leiocarpa</i>	Smooth Bark Apple	470		470	24.0	11.0	5.6	2.4	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
263	<i>Eucalyptus racemosa</i>	Scribbly Gum	560	520	764	24.0	12.0	9.2	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
264	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	16.0	5.0	2.9	1.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
265	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	12.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
266	<i>Corymbia trachyphloia</i>	Brown Bloodwood	350		350	21.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
267	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	190		190	14.0	4.0	2.3	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
268	<i>Corymbia trachyphloia</i>	Brown Bloodwood	380		380	18.0	5.0	4.6	2.2	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	Fire Dmg.	Typical	-	-	-	-	Termites	-	
269	<i>Eucalyptus racemosa</i>	Scribbly Gum	490		490	23.0	8.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
270	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	12.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
271	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	8.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
272	<i>Angophora leiocarpa</i>	Smooth Bark Apple	460		460	24.0	8.0	5.5	2.4	Regular	-	Thinning	Die-back	Epicormic	-	Typical	-	-	-	-	Typical	-	Old	-	-	-	-	
273	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	10.0	4.0	2.6	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
274	<i>Eucalyptus racemosa</i>	Scribbly Gum	320		320	18.0	5.0	3.8	2.1	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
275	<i>Angophora leiocarpa</i>	Smooth Bark Apple	670		670	27.0	9.0	8.0	2.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	Trunk Dmg.	-	Typical	-	-	-	-	Termites	-	
276	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	210		210	16.0	4.0	2.5	1.7	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
277	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	18.0	5.0	3.1	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
278	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	18.0	6.0	3.1	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
279	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	19.0	8.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
280	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	320	180	367	17.0	9.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
281	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	11.0	6.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
282	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	13.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
283	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	11.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
284	<i>Eucalyptus racemosa</i>	Scribbly Gum	110		110	6.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
285	<i>Eucalyptus racemosa</i>	Scribbly Gum	100		100	6.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
286	<i>Corymbia intermedia</i>	Pink Bloodwood	90	90	127	5.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
287	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	160		160	12.0	3.0	2.0	1.5	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
288	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	4.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
289	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	16.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
290	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	12.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
291	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	16.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
292	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	420		420	17.0	9.0	5.0	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
293	<i>Corymbia intermedia</i>	Pink Bloodwood	320		320	20.0	8.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
294	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	11.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
295	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	Fire Dmg.	Typical	-	-	-	-	-	-	
296	<i>Corymbia trachyphloia</i>	Brown Bloodwood	370		370	21.0	12.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
297	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	380		380	19.0	7.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
298	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	6.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
299	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	17.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	Fire Dmg.	Typical	-	-	-	-	-	-	
300	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	17.0	6.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
301	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200	100	224	16.0	6.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
302	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	17.0	6.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
303	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	18.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
304	<i>Corymbia trachyphloia</i>	Brown Bloodwood	360		360	20.0	9.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
305	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	16.0	4.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
306	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130	100	164	11.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
307	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
308	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	490		490	17.0	11.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
309	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	16.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
310	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410		410	15.0	11.0	4.9	2.3	Regular	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
311	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	370		370	17.0	9.0	4.4	2.2	Regular	-	-	Thinning	Die-back	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
312	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	380		380	17.0	9.0	4.6	2.2	Regular	-	-	Thinning	Die-back	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
313	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290		290	11.0	5.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
314	<i>Lophostemon suaveolens</i>	Swamp Box	200	130	239	14.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
315	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300	260	397	12.0	8.0	4.8	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
316	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	13.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
317	<i>Corymbia trachyphloia</i>	Brown Bloodwood	420		420	17.0	8.0	5.0	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
318	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	320		320	18.0	7.0	3.8	2.1	Regular	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
319	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	16.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
320	Melaleuca quinquenervia	Broad Leaf Paperbark	170		170	11.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
321	Melaleuca quinquenervia	Broad Leaf Paperbark	180		180	12.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
322	Corymbia intermedia	Pink Bloodwood	220		220	18.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
323	Melaleuca quinquenervia	Broad Leaf Paperbark	140		140	13.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
324	Corymbia trachyphloia	Brown Bloodwood	280		280	17.0	5.0	3.4	1.9	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
325	Corymbia trachyphloia	Brown Bloodwood	180		180	12.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
326	Eucalyptus racemosa	Scribbly Gum	450		450	23.0	9.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
327	Eucalyptus racemosa	Scribbly Gum	190		190	18.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
328	Eucalyptus racemosa	Scribbly Gum	270		270	19.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
329	Corymbia trachyphloia	Brown Bloodwood	440		440	23.0	9.0	5.3	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
330	Corymbia trachyphloia	Brown Bloodwood	90		90	8.0	1.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
331	Eucalyptus racemosa	Scribbly Gum	160		160	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
332	Eucalyptus racemosa	Scribbly Gum	290		290	21.0	7.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
333	Eucalyptus racemosa	Scribbly Gum	200		200	11.0	5.0	2.4	1.7	One-sided	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
334	Eucalyptus racemosa	Scribbly Gum	100		100	9.0	3.0	2.0	1.3	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
335	Eucalyptus racemosa	Scribbly Gum	660		660	22.0	13.0	7.9	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
336	Eucalyptus racemosa	Scribbly Gum	240		240	18.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
337	Melaleuca quinquenervia	Broad Leaf Paperbark	150		150	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
338	Melaleuca quinquenervia	Broad Leaf Paperbark	140		140	12.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
339	Melaleuca quinquenervia	Broad Leaf Paperbark	140		140	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
340	Corymbia trachyphloia	Brown Bloodwood	120		120	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
341	Melaleuca quinquenervia	Broad Leaf Paperbark	130		130	10.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
342	Corymbia trachyphloia	Brown Bloodwood	330		330	19.0	5.0	4.0	2.1	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
343	Corymbia trachyphloia	Brown Bloodwood	370	180	411	21.0	9.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
344	Melaleuca quinquenervia	Broad Leaf Paperbark	220	200	297	12.0	5.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
345	Melaleuca quinquenervia	Broad Leaf Paperbark	150		150	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
346	Eucalyptus racemosa	Scribbly Gum	490	460	672	17.0	12.0	8.1	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
347	Eucalyptus racemosa	Scribbly Gum	280		280	19.0	7.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
348	Eucalyptus racemosa	Scribbly Gum	380		380	16.0	11.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
349	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	16.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
350	<i>Lophostemon suaveolens</i>	Swamp Box	280	270, 270	473	15.0	6.0	5.7	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
351	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	440		440	16.0	8.0	5.3	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
352	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	14.0	6.0	3.4	1.9	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
353	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230	160, 160	323	12.0	5.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
354	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	13.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
355	<i>Ficus obliqua</i>	Small Leaf Fig	430		430	15.0	8.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
356	<i>Eucalyptus racemosa</i>	Scribbly Gum	570		570	23.0	14.0	6.8	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
357	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	11.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
358	<i>Corymbia intermedia</i>	Pink Bloodwood	450		450	24.0	11.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
359	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	16.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
360	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
361	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	10.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
362	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	13.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
363	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	6.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
364	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	14.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
365	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
366	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
367	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	16.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
368	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	15.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
369	<i>Lophostemon suaveolens</i>	Swamp Box	260	140	295	16.0	6.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
370	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	13.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
371	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410	380	559	21.0	9.0	6.7	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
372	<i>Eucalyptus racemosa</i>	Scribbly Gum	510		510	22.0	9.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
373	<i>Eucalyptus racemosa</i>	Scribbly Gum	140		140	13.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
374	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
375	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160	150	219	14.0	6.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
376	<i>Eucalyptus racemosa</i>	Scribbly Gum	360		360	16.0	7.0	4.3	2.2	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
377	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160	140	213	13.0	5.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
378	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130		130	12.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
379	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	170		170	13.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
380	<i>Eucalyptus racemosa</i>	Scribbly Gum	500	300	583	21.0	14.0	7.0	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
381	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	100	206	14.0	3.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
382	<i>Corymbia trachyphloia</i>	Brown Bloodwood	680		680	26.0	16.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
383	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	22.0	6.0	3.4	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
384	<i>Corymbia trachyphloia</i>	Brown Bloodwood	220		220	15.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
385	<i>Corymbia intermedia</i>	Pink Bloodwood	430	260	502	24.0	12.0	6.0	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
386	<i>Eucalyptus racemosa</i>	Scribbly Gum	340		340	12.0	7.0	4.1	2.1	One-sided	-	Thinning	Die-back	-	-	Poor	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
387	<i>Lophostemon suaveolens</i>	Swamp Box	220	170, 150	316	11.0	4.0	3.8	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
388	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	17.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
389	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	11.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
390	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	13.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
391	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410		410	17.0	6.0	4.9	2.3	One-sided	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
392	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	400	410	573	18.0	9.0	6.9	2.6	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
393	<i>Corymbia trachyphloia</i>	Brown Bloodwood	720		720	26.0	14.0	8.6	2.9	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
394	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	11.0	7.0	3.1	1.9	One-sided	-	Thinning	Die-back	-	-	Poor	Minor	Native	-	-	Typical	-	-	-	-	-	-	
395	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	14.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
396	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	16.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
397	<i>Angophora leiocarpa</i>	Smooth Bark Apple	590		590	26.0	12.0	7.1	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	Small	-	-	paper wasp
398	<i>Corymbia intermedia</i>	Pink Bloodwood	810		810	24.0	8.0	9.7	3.0	Regular	-	-	Die-back	Epicormic	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
399	<i>Lophostemon suaveolens</i>	Swamp Box	140	130	191	12.0	4.0	2.3	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
400	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	14.0	4.0	2.5	1.7	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
401	<i>Corymbia intermedia</i>	Pink Bloodwood	170		170	12.0	4.0	2.0	1.6	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
402	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	11.0	3.0	2.2	1.6	One-sided	-	-	-	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
403	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	18.0	6.0	3.1	1.9	One-sided	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
404	<i>Eucalyptus racemosa</i>	Scribbly Gum	140		140	14.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
405	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410		410	20.0	8.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
406	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
407	<i>Corymbia intermedia</i>	Pink Bloodwood	510		510	26.0	12.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
408	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	14.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
409	<i>Melaleuca saligna</i>	Willow Bottlebrush	210		210	11.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
410	<i>Corymbia intermedia</i>	Pink Bloodwood	380		380	22.0	8.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
411	<i>Corymbia trachyphloia</i>	Brown Bloodwood	420		420	25.0	11.0	5.0	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
412	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	19.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
413	<i>Corymbia intermedia</i>	Pink Bloodwood	160		160	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
414	<i>Lophostemon suaveolens</i>	Swamp Box	190	100	215	12.0	4.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
415	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	12.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
416	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	18.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
417	<i>Angophora leiocarpa</i>	Smooth Bark Apple	370		370	20.0	5.0	4.4	2.2	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
418	<i>Corymbia trachyphloia</i>	Brown Bloodwood	560		560	26.0	14.0	6.7	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
419	<i>Lophostemon suaveolens</i>	Swamp Box	250		250	15.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
420	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	16.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
421	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	18.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
422	<i>Melaleuca saligna</i>	Willow Bottlebrush	300	270, 270	486	15.0	7.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
423	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	17.0	6.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
424	<i>Melaleuca saligna</i>	Willow Bottlebrush	230		230	13.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
425	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	18.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
426	<i>Corymbia trachyphloia</i>	Brown Bloodwood	220		220	17.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
427	<i>Corymbia trachyphloia</i>	Brown Bloodwood	100		100	8.0	3.0	2.0	1.3	Regular	-	-	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
428	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	20.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	Termites	-	
429	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	23.0	6.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
430	<i>Corymbia trachyphloia</i>	Brown Bloodwood	190		190	18.0	5.0	2.3	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
431	<i>Corymbia intermedia</i>	Pink Bloodwood	160		160	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
432	<i>Corymbia intermedia</i>	Pink Bloodwood	160		160	11.0	4.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
433	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	22.0	8.0	3.8	2.1	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
434	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	14.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
435	<i>Corymbia trachyphloia</i>	Brown Bloodwood	340		340	18.0	8.0	4.1	2.1	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details										Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value						Additional Notes
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites	Habitat Value		
436	<i>Eucalyptus major</i>	Grey Gum	110	100, 90	174	8.0	5.0	2.1	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
437	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	16.0	6.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
438	<i>Corymbia trachyphloia</i>	Brown Bloodwood	100		100	9.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
439	<i>Corymbia trachyphloia</i>	Brown Bloodwood	360	180	402	18.0	9.0	4.8	2.3	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	-	
440	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	14.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
441	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	18.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-	
442	<i>Corymbia intermedia</i>	Pink Bloodwood	610		610	27.0	14.0	7.3	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
443	<i>Melaleuca saligna</i>	Willow Bottlebrush	220	210, 190	359	13.0	5.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
444	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	18.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
445	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	13.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
446	<i>Lophostemon suaveolens</i>	Swamp Box	100	100	141	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
447	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	19.0	6.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-	
448	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	18.0	5.0	3.6	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-	
449	<i>Corymbia trachyphloia</i>	Brown Bloodwood	100	80	128	6.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
450	<i>Corymbia trachyphloia</i>	Brown Bloodwood	210		210	17.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-	
451	<i>Angophora leiocarpa</i>	Smooth Bark Apple	320		320	19.0	8.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
452	<i>Angophora woodsiana</i>	Rough Barked Apple	110	90	142	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
453	<i>Angophora woodsiana</i>	Rough Barked Apple	160	120, 100	224	12.0	4.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
454	<i>Corymbia trachyphloia</i>	Brown Bloodwood	220		220	13.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	-	
455	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	16.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	Termites	-	-	-	
456	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	21.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
457	<i>Corymbia intermedia</i>	Pink Bloodwood	110		110	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
458	<i>Melaleuca saligna</i>	Willow Bottlebrush	130	70	148	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
459	<i>Melaleuca saligna</i>	Willow Bottlebrush	110	70, 70, 80, 50	175	9.0	3.0	2.1	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
460	<i>Melaleuca saligna</i>	Willow Bottlebrush	110	60, 60, 50	148	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
461	<i>Melaleuca saligna</i>	Willow Bottlebrush	120		120	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
462	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	13.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-	
463	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	15.0	7.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-	
464	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	400		400	19.0	8.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
465	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	14.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
466	<i>Corymbia citriodora</i>	Spotted Gum	390		390	20.0	9.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
467	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	13.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
468	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
469	<i>Corymbia trachyphloia</i>	Brown Bloodwood	410		410	23.0	9.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
470	<i>Corymbia trachyphloia</i>	Brown Bloodwood	430	270	508	19.0	8.0	6.1	2.5	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
471	<i>Corymbia intermedia</i>	Pink Bloodwood	370	260	452	21.0	7.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
472	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	22.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
473	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	280		280	18.0	6.0	3.4	1.9	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	-	-	
474	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	17.0	7.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
475	<i>Corymbia intermedia</i>	Pink Bloodwood	190	80	206	12.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
476	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	17.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
477	<i>Eucalyptus racemosa</i>	Scribbly Gum	690		690	26.0	12.0	8.3	2.8	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	Termites	-	
478	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	16.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
479	<i>Corymbia trachyphloia</i>	Brown Bloodwood	430		430	22.0	9.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
480	<i>Corymbia trachyphloia</i>	Brown Bloodwood	560		560	23.0	11.0	6.7	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
481	<i>Eucalyptus siderophloia</i>	Grey Ironbark	270		270	19.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
482	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	18.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
483	<i>Angophora leiocarpa</i>	Smooth Bark Apple	220		220	16.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
484	<i>Eucalyptus racemosa</i>	Scribbly Gum	610		610	23.0	14.0	7.3	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
485	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	210		210	16.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	-	-	
486	<i>Eucalyptus siderophloia</i>	Grey Ironbark	430		430	22.0	8.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
487	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	14.0	5.0	2.4	1.7	Regular	-	-	Thinning	Die-back	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
488	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	14.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
489	<i>Lophostemon suaveolens</i>	Swamp Box	230	230	325	11.0	6.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
490	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	7.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
491	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
492	<i>Corymbia intermedia</i>	Pink Bloodwood	360		360	21.0	8.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
493	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	11.0	7.0	2.2	1.6	One-sided	-	-	-	-	-	Typical	Major	Native	Trunk Dmg.	-	Poor	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
494	<i>Corymbia intermedia</i>	Pink Bloodwood	480		480	24.0	14.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
495	<i>Corymbia intermedia</i>	Pink Bloodwood	460		460	23.0	12.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
496	<i>Corymbia trachyphloia</i>	Brown Bloodwood	610		610	23.0	16.0	7.3	2.7	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
497	<i>Corymbia trachyphloia</i>	Brown Bloodwood	290		290	22.0	9.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
498	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	17.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
499	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	18.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
500	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	15.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
501	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	650	320	724	19.0	12.0	8.7	2.9	One-sided	-	-	Die-back	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
502	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	100		100	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
503	<i>Eucalyptus acmenoides</i>	White Mahogany	430		430	21.0	8.0	5.2	2.3	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
504	<i>Eucalyptus tereticornis</i>	Forest Red Gum	650		650	23.0	9.0	7.8	2.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
505	<i>Eucalyptus siderophloia</i>	Grey Ironbark	340		340	13.0	6.0	4.1	2.1	Regular	-	-	-	-	Lopped	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
506	<i>Melaleuca leucadendra</i>	Weeping Paperbark	310	310	438	14.0	6.0	5.3	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
507	<i>Melaleuca saligna</i>	Willow Bottlebrush	310		310	16.0	6.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
508	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	19.0	4.0	3.5	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
509	<i>Melaleuca saligna</i>	Willow Bottlebrush	300	270	404	17.0	7.0	4.8	2.3	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
510	<i>Eucalyptus moluccana</i>	Gum Topped Box	270		270	16.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
511	<i>Eucalyptus moluccana</i>	Gum Topped Box	750		750	26.0	9.0	9.0	2.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
512	<i>Melaleuca saligna</i>	Willow Bottlebrush	260		260	12.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
513	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	420		420	14.0	8.0	5.0	2.3	One-sided	-	-	Die-back	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
514	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	390		390	21.0	7.0	4.7	2.2	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
515	<i>Eucalyptus grandis</i>	Flooded Gum	920		920	27.0	14.0	11.0	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
516	<i>Corymbia intermedia</i>	Pink Bloodwood	170		170	13.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
517	<i>Lophostemon suaveolens</i>	Swamp Box	390		390	14.0	6.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
518	<i>Corymbia tessellaris</i>	Moreton Bay Ash	200		200	15.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
519	<i>Melaleuca saligna</i>	Willow Bottlebrush	490		490	17.0	6.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
520	<i>Eucalyptus grandis</i>	Flooded Gum	520		520	23.0	11.0	6.2	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
521	<i>Eucalyptus grandis</i>	Flooded Gum	300		300	16.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
522	<i>Melaleuca bracteata</i>	Black Tea Tree	850		850	17.0	8.0	10.2	3.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes		
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value	
523	<i>Eucalyptus moluccana</i>	Gum Topped Box	260		260	17.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
524	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	130		130	9.0	7.0	2.0	1.4	Regular	-	-	-	-	-	Typical	Major	-	-	-	-	Typical	-	-	-	-	-	-	
525	<i>Eucalyptus grandis</i>	Flooded Gum	380		380	22.0	9.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
526	<i>Eucalyptus microcorys</i>	Tallowwood	160		160	17.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
527	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290		290	14.0	6.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
528	<i>Eucalyptus grandis</i>	Flooded Gum	370		370	22.0	6.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
529	<i>Eucalyptus grandis</i>	Flooded Gum	320		320	23.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	Small	-	-		
530	<i>Eucalyptus racemosa</i>	Scribbly Gum	610		610	23.0	11.0	7.3	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
531	<i>Eucalyptus grandis</i>	Flooded Gum	430		430	25.0	9.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
532	<i>Corymbia citriodora</i>	Spotted Gum	240		240	21.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
533	<i>Corymbia tessellaris</i>	Moreton Bay Ash	120		120	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
534	<i>Corymbia tessellaris</i>	Moreton Bay Ash	290		290	16.0	6.0	3.5	2.0	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
535	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	7.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
536	<i>Eucalyptus grandis</i>	Flooded Gum	760		760	23.0	14.0	9.1	2.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
537	<i>Eucalyptus grandis</i>	Flooded Gum	680		680	24.0	12.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
538	<i>Eucalyptus grandis</i>	Flooded Gum	590		590	23.0	11.0	7.1	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
539	<i>Eucalyptus grandis</i>	Flooded Gum	580		580	23.0	9.0	7.0	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
540	<i>Melaleuca irbyana</i>	Swamp Tea Tree	350	180, 180, 120, 210	496	5.0	8.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
541	<i>Melaleuca irbyana</i>	Swamp Tea Tree	320	220	388	6.0	8.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
542	<i>Melaleuca irbyana</i>	Swamp Tea Tree	120	120, 100, 120, 130, 80, 120, 120	324	5.0	8.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
543	<i>Melaleuca styphelioides</i>	Prickly Paperbark	120	140, 80, 90, 80	234	4.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
544	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	11.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
545	<i>Corymbia intermedia</i>	Pink Bloodwood	520		520	22.0	7.0	6.2	2.5	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
546	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	320		320	11.0	6.0	3.8	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-		
547	<i>Eucalyptus racemosa</i>	Scribbly Gum	980		980	26.0	14.0	11.8	3.3	Regular	-	-	Die-back	-	-	Typical	-	Native	-	-	Typical	-	Old	Small	Small	Termites	-		
548	<i>Corymbia intermedia</i>	Pink Bloodwood	470		470	22.0	11.0	5.6	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
549	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	12.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		
550	<i>Corymbia intermedia</i>	Pink Bloodwood	270		270	21.0	9.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-		
551	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	13.0	6.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-		

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
552	<i>Corymbia intermedia</i>	Pink Bloodwood	270		270	14.0	6.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
553	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	260		260	16.0	7.0	3.1	1.9	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
554	<i>Corymbia intermedia</i>	Pink Bloodwood	300		300	22.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
555	<i>Corymbia intermedia</i>	Pink Bloodwood	710		710	27.0	14.0	8.5	2.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
556	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	820		820	22.0	12.0	9.8	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
557	<i>Lophostemon suaveolens</i>	Swamp Box	310		310	19.0	8.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
558	<i>Eucalyptus racemosa</i>	Scribbly Gum	1050		1050	28.0	16.0	12.6	3.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	Small	-	-	-	
559	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	590		590	18.0	8.0	7.1	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
560	<i>Eucalyptus racemosa</i>	Scribbly Gum	200		200	14.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
561	<i>Eucalyptus racemosa</i>	Scribbly Gum	200		200	17.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
562	<i>Eucalyptus racemosa</i>	Scribbly Gum	140		140	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
563	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	110		110	8.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
564	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	11.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
565	<i>Eucalyptus racemosa</i>	Scribbly Gum	360		360	19.0	6.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
566	<i>Lophostemon suaveolens</i>	Swamp Box	300		300	16.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
567	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	320		320	19.0	5.0	3.8	2.1	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
568	<i>Lophostemon suaveolens</i>	Swamp Box	270		270	15.0	6.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
569	<i>Eucalyptus tereticornis</i>	Forest Red Gum	200		200	12.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
570	<i>Eucalyptus racemosa</i>	Scribbly Gum	960		960	22.0	14.0	11.5	3.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
571	<i>Eucalyptus racemosa</i>	Scribbly Gum	980		980	23.0	14.0	11.8	3.3	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
572	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180		180	8.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
573	<i>Eucalyptus racemosa</i>	Scribbly Gum	550	520	757	19.0	14.0	9.1	2.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
574	<i>Corymbia intermedia</i>	Pink Bloodwood	480		480	19.0	11.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
575	<i>Eucalyptus racemosa</i>	Scribbly Gum	590		590	18.0	12.0	7.1	2.7	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
576	<i>Eucalyptus racemosa</i>	Scribbly Gum	270		270	17.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
577	<i>Eucalyptus racemosa</i>	Scribbly Gum	910		910	23.0	14.0	10.9	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	Small	-	Termites	-	
578	<i>Eucalyptus tereticornis</i>	Forest Red Gum	630		630	22.0	13.0	7.6	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
579	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	8.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
580	<i>Eucalyptus tereticornis</i>	Forest Red Gum	90		90	6.0	1.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
581	<i>Eucalyptus tereticornis</i>	Forest Red Gum	230		230	13.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
582	<i>Lophostemon suaveolens</i>	Swamp Box	330	300	446	15.0	8.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
583	<i>Eucalyptus tereticornis</i>	Forest Red Gum	260		260	14.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
584	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130		130	9.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
585	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	11.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
586	<i>Eucalyptus tereticornis</i>	Forest Red Gum	240		240	14.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
587	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	21.0	11.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
588	<i>Eucalyptus tereticornis</i>	Forest Red Gum	980		980	23.0	11.0	11.8	3.3	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
589	<i>Eucalyptus tereticornis</i>	Forest Red Gum	960	190	979	23.0	14.0	11.7	3.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
590	<i>Eucalyptus tereticornis</i>	Forest Red Gum	1050		1050	26.0	16.0	12.6	3.4	Regular	-	-	Thinning	Die-back	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
591	<i>Melaleuca saligna</i>	Willow Bottlebrush	270	200	336	14.0	6.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
592	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	11.0	7.0	2.5	1.7	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
593	<i>Lophostemon suaveolens</i>	Swamp Box	260	200	328	13.0	6.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
594	<i>Lophostemon suaveolens</i>	Swamp Box	270		270	13.0	4.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
595	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	110		110	12.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
596	<i>Melaleuca saligna</i>	Willow Bottlebrush	220		220	14.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
597	<i>Eucalyptus racemosa</i>	Scribbly Gum	980		980	26.0	14.0	11.8	3.3	Regular	-	-	Thinning	Die-back	-	Typical	-	-	-	-	Typical	-	-	Small	-	Termites	-	
598	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	340		340	21.0	7.0	4.1	2.1	Regular	-	-	Thinning	Die-back	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
599	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
600	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360		360	12.0	6.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
601	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	460		460	13.0	7.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
602	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130		130	7.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
603	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	12.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
604	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130		130	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
605	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	12.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
606	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
607	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	14.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
608	<i>Eucalyptus tereticornis</i>	Forest Red Gum	90		90	6.0	1.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
609	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	15.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
610	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	15.0	6.0	2.9	1.8	One-sided	-	-	-	-	-	Typical	Minor	-	-	-	-	Typical	-	-	-	-	-	-
611	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	460		460	19.0	11.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
612	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240	150	283	12.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
613	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180		180	12.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
614	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	12.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
615	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	9.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
616	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
617	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	12.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
618	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
619	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180		180	13.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
620	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	12.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
621	<i>Eucalyptus racemosa</i>	Scribbly Gum	530		530	18.0	9.0	6.4	2.5	One-sided	-	-	-	-	-	Typical	Minor	-	-	-	-	Typical	-	-	-	-	-	-
622	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	15.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
623	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	310	290	424	16.0	9.0	5.1	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
624	<i>Angophora leiocarpa</i>	Smooth Bark Apple	620	190	648	16.0	7.0	7.8	2.8	Regular	-	Thinning	Die-back	Epicormic	Lopped	Poor	Minor	Native	Trunk Dmg.	-	-	Typical	-	-	-	-	-	-
625	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	310	240	392	12.0	6.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
626	<i>Eucalyptus racemosa</i>	Scribbly Gum	680		680	20.0	14.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
627	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230	160	280	12.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
628	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	550	340	647	13.0	8.0	7.8	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
629	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	380		380	13.0	7.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
630	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	13.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
631	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280	270	389	14.0	7.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
632	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	490		490	18.0	9.0	5.9	2.5	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
633	<i>Corymbia trachyphloia</i>	Brown Bloodwood	390		390	19.0	3.0	4.7	2.2	Regular	-	Thinning	Die-back	-	-	Poor	-	-	Trunk Dmg.	-	-	Typical	-	-	-	-	-	-
634	<i>Eucalyptus racemosa</i>	Scribbly Gum	500		500	24.0	9.0	6.0	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
635	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	17.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
636	<i>Corymbia trachyphloia</i>	Brown Bloodwood	430		430	25.0	9.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	-	Typical	-	-	-	-	-	-
637	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	19.0	7.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-
638	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	10.0	8.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	-	Typical	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
639	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	12.0	6.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
640	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	12.0	3.0	2.2	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
641	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	16.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
642	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	17.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
643	<i>Corymbia trachyphloia</i>	Brown Bloodwood	480		480	25.0	9.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
644	<i>Lophostemon suaveolens</i>	Swamp Box	280		280	16.0	4.0	3.4	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
645	<i>Angophora leiocarpa</i>	Smooth Bark Apple	330		330	23.0	7.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
646	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	21.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
647	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150	140, 130	243	12.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
648	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	12.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
649	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	12.0	6.0	2.4	1.7	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
650	<i>Eucalyptus racemosa</i>	Scribbly Gum	590		590	28.0	16.0	7.1	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
651	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	14.0	5.0	2.8	1.8	One-sided	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
652	<i>Corymbia intermedia</i>	Pink Bloodwood	330		330	16.0	7.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
653	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	17.0	7.0	2.9	1.8	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
654	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
655	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	17.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
656	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	18.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
657	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	16.0	8.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
658	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
659	<i>Eucalyptus racemosa</i>	Scribbly Gum	370	300	476	26.0	8.0	5.7	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
660	<i>Corymbia trachyphloia</i>	Brown Bloodwood	390		390	22.0	10.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
661	<i>Eucalyptus racemosa</i>	Scribbly Gum	630		630	28.0	15.0	7.6	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
662	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	20.0	4.0	3.0	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
663	<i>Corymbia intermedia</i>	Pink Bloodwood	250		250	15.0	3.0	3.0	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
664	<i>Corymbia trachyphloia</i>	Brown Bloodwood	330		330	23.0	3.0	4.0	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
665	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	11.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
666	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	18.0	5.0	2.8	1.8	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
667	<i>Corymbia trachyphloia</i>	Brown Bloodwood	460		460	25.0	10.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
668	<i>Eucalyptus racemosa</i>	Scribbly Gum	820		820	26.0	10.0	9.8	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
669	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	16.0	7.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
670	<i>Angophora leiocarpa</i>	Smooth Bark Apple	260		260	19.0	8.0	3.1	1.9	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
671	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	12.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
672	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	17.0	7.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
673	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	16.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
674	<i>Eucalyptus racemosa</i>	Scribbly Gum	510		510	25.0	9.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	Termites	-	
675	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	550		550	27.0	16.0	6.6	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
676	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	18.0	9.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
677	<i>Angophora leiocarpa</i>	Smooth Bark Apple	380		380	27.0	9.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
678	<i>Eucalyptus racemosa</i>	Scribbly Gum	160		160	10.0	3.0	2.0	1.5	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
679	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	10.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
680	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	23.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
681	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
682	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	17.0	5.0	2.2	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
683	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290	220	364	12.0	9.0	4.4	2.2	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
684	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	140		140	10.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
685	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	140		140	8.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
686	<i>Melaleuca saligna</i>	Willow Bottlebrush	160		160	12.0	3.0	2.0	1.5	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
687	<i>Corymbia intermedia</i>	Pink Bloodwood	550		550	21.0	8.0	6.6	2.6	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
688	<i>Melaleuca saligna</i>	Willow Bottlebrush	140		140	10.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
689	<i>Melaleuca saligna</i>	Willow Bottlebrush	110		110	6.0	2.0	2.0	1.3	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
690	<i>Eucalyptus tereticornis</i>	Forest Red Gum	160		160	14.0	4.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
691	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	540		540	18.0	9.0	6.5	2.6	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
692	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	17.0	5.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
693	<i>Corymbia intermedia</i>	Pink Bloodwood	460		460	27.0	10.0	5.5	2.4	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
694	<i>Eucalyptus racemosa</i>	Scribbly Gum	340		340	20.0	10.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
695	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	14.0	3.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
696	<i>Lophostemon suaveolens</i>	Swamp Box	155		155	16.0	5.0	2.0	1.5	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
697	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	16.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
698	<i>Corymbia trachyphloia</i>	Brown Bloodwood	490		490	20.0	14.0	5.9	2.5	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
699	<i>Eucalyptus racemosa</i>	Scribbly Gum	620		620	26.0	13.0	7.4	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
700	<i>Melaleuca saligna</i>	Willow Bottlebrush	160		160	12.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
701	<i>Corymbia intermedia</i>	Pink Bloodwood	330		330	20.0	7.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
702	<i>Eucalyptus racemosa</i>	Scribbly Gum	290		290	20.0	8.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
703	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	18.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
704	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	21.0	9.0	3.4	1.9	One-sided	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
705	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	19.0	8.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
706	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	17.0	3.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
707	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	16.0	4.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
708	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	9.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
709	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	9.0	3.0	2.0	1.3	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
710	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	19.0	8.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
711	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	14.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
712	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	11.0	5.0	2.2	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
713	<i>Corymbia intermedia</i>	Pink Bloodwood	110		110	7.0	3.0	2.0	1.3	One-sided	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
714	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	15.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
715	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	16.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
716	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
717	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	15.0	4.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
718	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	14.0	4.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
719	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	12.0	3.0	2.0	1.4	One-sided	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
720	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	22.0	8.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
721	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	17.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
722	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	16.0	4.0	2.0	1.5	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
723	<i>Eucalyptus racemosa</i>	Scribbly Gum	600		600	23.0	10.0	7.2	2.7	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	Large	-	-	-	
724	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	16.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
725	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	12.0	3.0	2.0	1.5	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
726	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	24.0	10.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
727	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	14.0	4.0	2.0	1.6	One-sided	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
728	<i>Eucalyptus racemosa</i>	Scribbly Gum	470		470	25.0	9.0	5.6	2.4	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	Old	-	-	-	-	
729	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	12.0	4.0	2.3	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
730	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	14.0	6.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
731	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	16.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
732	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190		190	16.0	5.0	2.3	1.6	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
733	<i>Eucalyptus racemosa</i>	Scribbly Gum	490		490	25.0	10.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
734	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	17.0	4.0	2.0	1.5	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
735	<i>Eucalyptus racemosa</i>	Scribbly Gum	670		670	28.0	16.0	8.0	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
736	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	17.0	9.0	3.0	1.8	One-sided	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
737	<i>Corymbia intermedia</i>	Pink Bloodwood	280		280	25.0	9.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
738	<i>Eucalyptus propinqua</i>	Grey Gum	300		300	20.0	8.0	3.6	2.0	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
739	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	17.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
740	<i>Corymbia trachyphloia</i>	Brown Bloodwood	250		250	18.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
741	<i>Corymbia trachyphloia</i>	Brown Bloodwood	340		340	24.0	8.0	4.1	2.1	One-sided	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
742	<i>Lophostemon suaveolens</i>	Swamp Box	260		260	18.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
743	<i>Corymbia trachyphloia</i>	Brown Bloodwood	460		460	27.0	14.0	5.5	2.4	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
744	<i>Lophostemon suaveolens</i>	Swamp Box	340		340	22.0	10.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
745	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	16.0	7.0	2.6	1.8	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
746	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	22.0	9.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
747	<i>Eucalyptus racemosa</i>	Scribbly Gum	350		350	24.0	9.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
748	<i>Eucalyptus racemosa</i>	Scribbly Gum	480		480	23.0	9.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
749	<i>Eucalyptus racemosa</i>	Scribbly Gum	590		590	25.0	10.0	7.1	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
750	<i>Angophora leiocarpa</i>	Smooth Bark Apple	400		400	22.0	6.0	4.8	2.3	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
751	<i>Eucalyptus racemosa</i>	Scribbly Gum	640		640	27.0	16.0	7.7	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	lev	-	Large	-	-	-	
752	<i>Eucalyptus racemosa</i>	Scribbly Gum	460		460	25.0	14.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
753	<i>Corymbia trachyphloia</i>	Brown Bloodwood	310		310	20.0	7.0	3.7	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
754	<i>Angophora leiocarpa</i>	Smooth Bark Apple	250		250	22.0	6.0	3.0	1.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites	
755	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	10.0	4.0	2.3	1.6	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
756	<i>Eucalyptus racemosa</i>	Scribbly Gum	250		250	20.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-
757	<i>Eucalyptus racemosa</i>	Scribbly Gum	410		410	23.0	10.0	4.9	2.3	Regular	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-
758	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	16.0	4.0	2.3	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
759	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	17.0	5.0	2.0	1.4	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
760	<i>Eucalyptus racemosa</i>	Scribbly Gum	370		370	25.0	10.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-
761	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	10.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
762	<i>Melaleuca saligna</i>	Willow Bottlebrush	230		230	20.0	7.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
763	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	22.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
764	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	24.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-
765	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	23.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
766	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	270		270	20.0	7.0	3.2	1.9	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
767	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	20.0	5.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
768	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	20.0	4.0	2.3	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
769	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	19.0	5.0	2.2	1.6	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
770	<i>Eucalyptus racemosa</i>	Scribbly Gum	390		390	26.0	12.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
771	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	12.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	Major	Native	-	-	Typical	-	-	-	-	-	-
772	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	12.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
773	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	270		270	20.0	7.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
774	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	23.0	9.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
775	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	17.0	5.0	2.9	1.8	One-sided	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
776	<i>Melaleuca saligna</i>	Willow Bottlebrush	300		300	20.0	8.0	3.6	2.0	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
777	<i>Melaleuca saligna</i>	Willow Bottlebrush	310		310	21.0	9.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
778	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	210		210	18.0	5.0	2.5	1.7	Regular	-	Thinning	Die-back	-	-	Poor	Major	Native	-	-	Typical	-	-	-	-	-	-
779	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	20.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-
780	<i>Melaleuca saligna</i>	Willow Bottlebrush	60		60	7.0	1.0	2.0	1.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-
781	<i>Melaleuca saligna</i>	Willow Bottlebrush	130		130	7.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
782	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	330		330	20.0	6.0	4.0	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-
783	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360		360	25.0	10.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
784	Melaleuca quinquenervia	Broad Leaf Paperbark	280		280	19.0	7.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
785	Melaleuca quinquenervia	Broad Leaf Paperbark	240		240	20.0	8.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
786	Melaleuca quinquenervia	Broad Leaf Paperbark	200		200	9.0	2.0	2.4	1.7	Regular	-	-	-	-	Lopped	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
787	Melaleuca quinquenervia	Broad Leaf Paperbark	330		330	21.0	9.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
788	Corymbia trachyphloia	Brown Bloodwood	140		140	8.0	4.0	2.0	1.4	One-sided	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-	
789	Melaleuca quinquenervia	Broad Leaf Paperbark	190		190	21.0	8.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
790	Melaleuca quinquenervia	Broad Leaf Paperbark	350		350	25.0	12.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
791	Lophostemon suaveolens	Swamp Box	110		110	7.0	2.0	2.0	1.3	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
792	Lophostemon suaveolens	Swamp Box	120		120	9.0	2.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
793	Melaleuca quinquenervia	Broad Leaf Paperbark	310		310	23.0	9.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
794	Melaleuca quinquenervia	Broad Leaf Paperbark	340		340	25.0	9.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
795	Lophostemon suaveolens	Swamp Box	140		140	18.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
796	Melaleuca saligna	Willow Bottlebrush	270		270	22.0	9.0	3.2	1.9	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
797	Melaleuca saligna	Willow Bottlebrush	280		280	20.0	7.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
798	Melaleuca saligna	Willow Bottlebrush	240		240	19.0	5.0	2.9	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
799	Lophostemon suaveolens	Swamp Box	95		95	8.0	3.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
800	Lophostemon suaveolens	Swamp Box	130		130	11.0	5.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
801	Melaleuca quinquenervia	Broad Leaf Paperbark	270		270	23.0	9.0	3.2	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
802	Melaleuca quinquenervia	Broad Leaf Paperbark	320		320	14.0	8.0	3.8	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
803	Melaleuca saligna	Willow Bottlebrush	210		210	14.0	5.0	2.5	1.7	One-sided	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-	
804	Corymbia trachyphloia	Brown Bloodwood	200		200	24.0	4.0	2.4	1.7	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	Fire Dmg.	Typical	-	-	-	-	-	-	
805	Corymbia trachyphloia	Brown Bloodwood	140		140	8.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
806	Corymbia trachyphloia	Brown Bloodwood	150		150	16.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
807	Melaleuca quinquenervia	Broad Leaf Paperbark	95		95	5.0	2.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
808	Corymbia trachyphloia	Brown Bloodwood	230		230	22.0	7.0	2.8	1.8	Regular	-	Thinning	-	-	-	Typical	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	
809	Lophostemon suaveolens	Swamp Box	70		70	5.0	1.0	2.0	1.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
810	Melaleuca quinquenervia	Broad Leaf Paperbark	200		200	12.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
811	Corymbia intermedia	Pink Bloodwood	360		360	23.0	9.0	4.3	2.2	Regular	-	Thinning	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
812	Melaleuca quinquenervia	Broad Leaf Paperbark	200		200	11.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
813	<i>Angophora leiocarpa</i>	Smooth Bark Apple	370		370	21.0	10.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
814	<i>Eucalyptus racemosa</i>	Scribbly Gum	1200		1200	28.0	16.0	14.4	3.6	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	Large	-	-	High	
815	<i>Angophora leiocarpa</i>	Smooth Bark Apple	360		360	20.0	9.0	4.3	2.2	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
816	<i>Eucalyptus racemosa</i>	Scribbly Gum	390		390	26.0	9.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
817	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	16.0	5.0	2.5	1.7	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
818	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	10.0	4.0	2.2	1.6	Regular	-	-	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
819	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	21.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
820	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290	240	376	25.0	10.0	4.5	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
821	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	18.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
822	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	16.0	5.0	2.0	1.6	One-sided	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
823	<i>Lophostemon suaveolens</i>	Swamp Box	800		800	25.0	14.0	9.6	3.0	Regular	-	-	-	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	Small	-	-	-	
824	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	25.0	9.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
825	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	380		380	16.0	8.0	4.6	2.2	One-sided	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
826	<i>Melaleuca saligna</i>	Willow Bottlebrush	290		290	21.0	7.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
827	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	270		270	25.0	9.0	3.2	1.9	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
828	<i>Lophostemon suaveolens</i>	Swamp Box	100		100	7.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
829	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320		320	25.0	10.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
830	<i>Lophostemon suaveolens</i>	Swamp Box	140	200	244	22.0	8.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
831	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	400		400	23.0	8.0	4.8	2.3	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
832	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	22.0	10.0	2.9	1.8	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
833	<i>Melaleuca saligna</i>	Willow Bottlebrush	260		260	23.0	9.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
834	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	22.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
835	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260	170	311	18.0	6.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
836	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290		290	19.0	6.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
837	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	18.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
838	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	390		390	18.0	9.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
839	<i>Eucalyptus racemosa</i>	Scribbly Gum	1200		1200	27.0	16.0	14.4	3.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Large	-	-	High	
840	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	230		230	14.0	5.0	2.8	1.8	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
841	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	14.0	7.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
842	<i>Corymbia intermedia</i>	Pink Bloodwood	310		310	20.0	9.0	3.7	2.0	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
843	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	330		330	18.0	8.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
844	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	17.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
845	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	5.0	2.0	2.0	1.3	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
846	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	22.0	9.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
847	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	16.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
848	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	7.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
849	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	15.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
850	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	400		400	21.0	8.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
851	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	12.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
852	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220		220	12.0	5.0	2.6	1.8	One-sided	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-	
853	<i>Corymbia trachyphloia</i>	Brown Bloodwood	60		60	5.0	1.0	2.0	1.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
854	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180		180	16.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
855	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	20.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
856	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	12.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
857	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	480		480	23.0	10.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	Native	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
858	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	7.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
859	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	10.0	3.0	2.2	1.6	One-sided	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
860	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	410		410	21.0	12.0	4.9	2.3	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
861	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	10.0	5.0	2.2	1.6	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
862	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	10.0	6.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
863	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	8.0	5.0	2.4	1.7	One-sided	-	Thinning	Die-back	-	-	Poor	Major	Native	-	-	Typical	-	-	-	-	-	-	
864	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	7.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
865	<i>Lophostemon suaveolens</i>	Swamp Box	125		125	12.0	4.0	2.0	1.4	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
866	<i>Angophora leiocarpa</i>	Smooth Bark Apple	610		610	27.0	16.0	7.3	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
867	<i>Lophostemon suaveolens</i>	Swamp Box	140		140	10.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
868	<i>Corymbia intermedia</i>	Pink Bloodwood	160		160	12.0	7.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
869	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	10.0	3.0	2.4	1.7	Regular	-	-	-	Epicormic	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
870	<i>Eucalyptus racemosa</i>	Scribbly Gum	550		550	24.0	14.0	6.6	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
871	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	14.0	5.0	2.0	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
872	<i>Eucalyptus racemosa</i>	Scribbly Gum	180		180	16.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
873	<i>Corymbia trachyphloia</i>	Brown Bloodwood	120		120	7.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
874	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	16.0	3.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
875	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	16.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
876	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	80		80	8.0	2.0	2.0	1.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
877	<i>Eucalyptus racemosa</i>	Scribbly Gum	400		400	21.0	9.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
878	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	230		230	14.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
879	<i>Corymbia trachyphloia</i>	Brown Bloodwood	140		140	18.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
880	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	20.0	10.0	3.4	1.9	Regular	-	-	-	Epicormic	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
881	<i>Corymbia trachyphloia</i>	Brown Bloodwood	340		340	18.0	4.0	4.1	2.1	Regular	-	-	-	Epicormic	-	Poor	-	-	Trunk Dmg.	Fire Dmg.	Poor	-	-	-	-	-	-	
882	<i>Corymbia trachyphloia</i>	Brown Bloodwood	390		390	20.0	10.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
883	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	12.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
884	<i>Eucalyptus racemosa</i>	Scribbly Gum	530		530	24.0	15.0	6.4	2.5	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
885	<i>Lophostemon suaveolens</i>	Swamp Box	350		350	19.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	
886	<i>Angophora leiocarpa</i>	Smooth Bark Apple	360		360	20.0	12.0	4.3	2.2	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
887	DEAD/STAG		680		680	22.0	15.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
888	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130	120	177	10.0	4.0	2.1	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
889	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	5.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
890	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	8.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
891	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	8.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
892	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	120		120	4.0	1.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
893	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	5.0	3.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-	
894	<i>Eucalyptus racemosa</i>	Scribbly Gum	700		700	20.0	15.0	8.4	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
895	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
896	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180	130	222	14.0	7.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
897	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	7.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
898	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	5.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
899	<i>Corymbia trachyphloia</i>	Brown Bloodwood	350		350	20.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	Fire Dmg.	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
900	<i>Corymbia trachyphloia</i>	Brown Bloodwood	230		230	18.0	9.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
901	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	8.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	Fire Dmg.	Typical	-	-	-	-	-	-	
902	<i>Corymbia trachyphloia</i>	Brown Bloodwood	160		160	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
903	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	330		330	18.0	6.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
904	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	16.0	5.0	2.3	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
905	<i>Corymbia trachyphloia</i>	Brown Bloodwood	430		430	18.0	12.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
906	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	180		180	14.0	2.0	2.2	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
907	<i>Lophostemon suaveolens</i>	Swamp Box	130		130	10.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
908	<i>Eucalyptus racemosa</i>	Scribbly Gum	260		260	16.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
909	<i>Eucalyptus racemosa</i>	Scribbly Gum	140	200, 200	316	16.0	6.0	3.8	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
910	<i>Lophostemon suaveolens</i>	Swamp Box	150	160	219	11.0	5.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
911	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	6.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
912	<i>Corymbia intermedia</i>	Pink Bloodwood	145		145	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
913	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	210		210	17.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
914	<i>Corymbia intermedia</i>	Pink Bloodwood	140		140	7.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
915	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	500		500	24.0	16.0	6.0	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
916	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	16.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
917	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	18.0	8.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
918	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
919	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	8.0	5.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
920	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	560		560	19.0	10.0	6.7	2.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
921	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	17.0	8.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
922	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	15.0	5.0	2.5	1.7	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
923	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	17.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
924	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	14.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
925	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	430		430	17.0	9.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
926	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	300		300	20.0	9.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
927	<i>Lophostemon suaveolens</i>	Swamp Box	160		160	10.0	4.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
928	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	10.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
929	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	10.0	5.0	4.2	2.1	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
930	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	400		400	9.0	4.0	4.8	2.3	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
931	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220	200	297	9.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
932	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	12.0	3.0	2.4	1.7	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
933	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	350		350	18.0	9.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
934	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	400		400	10.0	5.0	4.8	2.3	Regular	-	Thinning	Die-back	Epicormic	Lopped	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
935	<i>Eucalyptus racemosa</i>	Scribbly Gum	900		900	27.0	17.0	10.8	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
936	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	14.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
937	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	300		300	21.0	10.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
938	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	340		340	18.0	8.0	4.1	2.1	One-sided	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
939	<i>Eucalyptus racemosa</i>	Scribbly Gum	500		500	20.0	12.0	6.0	2.5	Irregular	-	-	Die-back	-	-	Typical	Major	-	-	-	Typical	-	-	-	Small	Termites	-	-
940	<i>Eucalyptus racemosa</i>	Scribbly Gum	370		370	20.0	9.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
941	<i>Corymbia trachyphloia</i>	Brown Bloodwood	310		310	20.0	12.0	3.7	2.0	Regular	-	-	-	Epicormic	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
942	<i>Corymbia trachyphloia</i>	Brown Bloodwood	90		90	5.0		2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
943	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300		300	18.0	10.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
944	<i>Eucalyptus tereticornis</i>	Forest Red Gum	300		300	22.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
945	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	130	222	8.0	3.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
946	<i>Corymbia intermedia</i>	Pink Bloodwood	320		320	20.0	9.0	3.8	2.1	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
947	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200	190, 180	329	9.0	6.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
948	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	10.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
949	<i>Corymbia trachyphloia</i>	Brown Bloodwood	280		280	20.0	7.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
950	<i>Eucalyptus tereticornis</i>	Forest Red Gum	340		340	20.0	10.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
951	<i>Corymbia intermedia</i>	Pink Bloodwood	270	300	404	20.0	14.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
952	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	360		360	10.0	6.0	4.3	2.2	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
953	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290		290	18.0	8.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
954	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	300		300	14.0	8.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
955	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	270		270	15.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
956	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	150	234	14.0	6.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
957	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150		150	6.0	3.0	2.0	1.5	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
958	<i>Eucalyptus racemosa</i>	Scribbly Gum	340	260, 140	450	19.0	10.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
959	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130	90	158	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
960	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	130		130	13.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
961	<i>Eucalyptus racemosa</i>	Scribbly Gum	200		200	17.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
962	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290	120	314	11.0	5.0	3.8	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
963	<i>Eucalyptus racemosa</i>	Scribbly Gum	410		410	20.0	8.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
964	<i>Eucalyptus racemosa</i>	Scribbly Gum	950		950	27.0	16.0	11.4	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	Small	-	-	-
965	<i>Lophostemon suaveolens</i>	Swamp Box	300		300	14.0	5.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
966	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	13.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
967	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	120	140	184	12.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
968	<i>Eucalyptus racemosa</i>	Scribbly Gum	170	300	345	12.0	6.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
969	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	13.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
970	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	14.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
971	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	140		140	14.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
972	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	150	180	234	15.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
973	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160	70	175	17.0	5.0	2.1	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
974	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160	140	213	16.0	5.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
975	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	140	228	18.0	4.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
976	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	90	170	192	18.0	5.0	2.3	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
977	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190		190	12.0	5.0	2.3	1.6	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
978	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	16.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
979	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160	140, 120	244	14.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
980	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250		250	16.0	6.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
981	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
982	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190	160	248	10.0	3.0	3.0	1.8	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
983	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	90		90	5.0	2.0	2.0	1.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
984	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	260		260	14.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
985	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	280		280	15.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
986	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	110		110	16.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
987	<i>Corymbia trachyphloia</i>	Brown Bloodwood	600		600	26.0	17.0	7.2	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
988	<i>Eucalyptus racemosa</i>	Scribbly Gum	230		230	8.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
989	<i>Corymbia trachyphloia</i>	Brown Bloodwood	300	210	366	22.0	14.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
990	<i>Lophostemon suaveolens</i>	Swamp Box	280		280	13.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
991	<i>Corymbia trachyphloia</i>	Brown Bloodwood	290		290	14.0	5.0	3.5	2.0	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
992	<i>Corymbia trachyphloia</i>	Brown Bloodwood	430		430	25.0	1.0	5.2	2.3	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
993	<i>Eucalyptus racemosa</i>	Scribbly Gum	600		600	20.0	12.0	7.2	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
994	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	12.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
995	<i>Corymbia trachyphloia</i>	Brown Bloodwood	100		100	8.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
996	<i>Eucalyptus racemosa</i>	Scribbly Gum	680		680	25.0	14.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
997	<i>Lophostemon suaveolens</i>	Swamp Box	380		380	17.0	6.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
998	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	
999	<i>Corymbia trachyphloia</i>	Brown Bloodwood	200		200	12.0	2.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1000	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	9.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1001	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	10.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1002	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	21.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1003	<i>Eucalyptus racemosa</i>	Scribbly Gum	540		540	26.0	9.0	6.5	2.6	One-sided	-	-	-	-	-	Typical	Minor	-	-	-	Typical	-	-	-	-	-	-	
1004	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	15.0	5.0	3.1	1.9	Regular	-	-	-	Epicormic	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1005	<i>Corymbia intermedia</i>	Pink Bloodwood	480		480	26.0	13.0	5.8	2.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1006	<i>Corymbia intermedia</i>	Pink Bloodwood	20		20	15.0	5.0	2.0	0.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1007	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	20.0	8.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1008	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	8.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1009	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	14.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1010	<i>Corymbia intermedia</i>	Pink Bloodwood	130		130	10.0	5.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1011	<i>Corymbia trachyphloia</i>	Brown Bloodwood	290		290	25.0	10.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1012	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	140		140	9.0	4.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1013	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	14.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1014	<i>Corymbia trachyphloia</i>	Brown Bloodwood	220		220	17.0	9.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1015	<i>Corymbia trachyphloia</i>	Brown Bloodwood	350		350	23.0	10.0	4.2	2.1	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	Small	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1016	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	360		360	25.0	11.0	4.3	2.2	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1017	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	13.0	6.0	2.0	1.6	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1018	<i>Corymbia trachyphloia</i>	Brown Bloodwood	130		130	11.0	5.0	2.0	1.4	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1019	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	19.0	4.0	2.0	1.5	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1020	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	23.0	11.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1021	<i>Corymbia trachyphloia</i>	Brown Bloodwood	330		330	25.0	12.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1022	<i>Corymbia intermedia</i>	Pink Bloodwood	820		820	25.0	17.0	9.8	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1023	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	13.0	7.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1024	<i>Lophostemon suaveolens</i>	Swamp Box	150	140	205	11.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1025	<i>Lophostemon suaveolens</i>	Swamp Box	130	120, 120	214	8.0	5.0	2.6	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1026	<i>Corymbia intermedia</i>	Pink Bloodwood	310		310	22.0	10.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1027	<i>Corymbia trachyphloia</i>	Brown Bloodwood	330		330	19.0	10.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1028	<i>Corymbia intermedia</i>	Pink Bloodwood	420		420	26.0	14.0	5.0	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1029	<i>Corymbia trachyphloia</i>	Brown Bloodwood	320		320	22.0	11.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	-
1030	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	10.0	6.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1031	<i>Corymbia trachyphloia</i>	Brown Bloodwood	290		290	24.0	12.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1032	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	13.0	8.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1033	<i>Corymbia intermedia</i>	Pink Bloodwood	300		300	25.0	16.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1034	<i>Corymbia trachyphloia</i>	Brown Bloodwood	260		260	23.0	11.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1035	<i>Corymbia trachyphloia</i>	Brown Bloodwood	220		220	20.0	6.0	2.6	1.8	Regular	-	-	Die-back	Epicormic	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1036	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	23.0	12.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1037	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	10.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1038	<i>Melaleuca saligna</i>	Willow Bottlebrush	160		160	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1039	<i>Melaleuca saligna</i>	Willow Bottlebrush	150		150	8.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1040	<i>Melaleuca saligna</i>	Willow Bottlebrush	130	120, 100	203	9.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1041	<i>Corymbia intermedia</i>	Pink Bloodwood	370		370	23.0	15.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1042	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	15.0	8.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1043	<i>Angophora leiocarpa</i>	Smooth Bark Apple	260		260	25.0	8.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1044	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	12.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1045	<i>Corymbia intermedia</i>	Pink Bloodwood	360		360	23.0	14.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1046	<i>Corymbia trachyphloia</i>	Brown Bloodwood	270		270	17.0	8.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1047	<i>Angophora leiocarpa</i>	Smooth Bark Apple	130		130	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1048	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	220		220	13.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1049	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	340		340	16.0	10.0	4.1	2.1	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1050	<i>Eucalyptus racemosa</i>	Scribbly Gum	500		500	25.0	13.0	6.0	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	-
1051	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	250		250	18.0	9.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1052	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	12.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1053	<i>Lophostemon suaveolens</i>	Swamp Box	110		110	11.0	7.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1054	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	17.0	8.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1055	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	270		270	13.0	9.0	3.2	1.9	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1056	<i>Corymbia trachyphloia</i>	Brown Bloodwood	410		410	21.0	13.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1057	<i>Corymbia trachyphloia</i>	Brown Bloodwood	170		170	15.0	8.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1058	<i>Angophora leiocarpa</i>	Smooth Bark Apple	210		210	14.0	6.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1059	<i>Corymbia trachyphloia</i>	Brown Bloodwood	150		150	15.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1060	<i>Eucalyptus tereticornis</i>	Forest Red Gum	260		260	22.0	13.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1061	<i>Corymbia intermedia</i>	Pink Bloodwood	280	220	356	21.0	15.0	4.3	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1062	<i>Corymbia trachyphloia</i>	Brown Bloodwood	310		310	20.0	12.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1063	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	18.0	10.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1064	<i>Corymbia trachyphloia</i>	Brown Bloodwood	180		180	14.0	3.0	2.2	1.6	Regular	-	-	Die-back	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1065	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	21.0	6.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1066	<i>Eucalyptus moluccana</i>	Gum Topped Box	430		430	26.0	10.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1067	<i>Angophora leiocarpa</i>	Smooth Bark Apple	260		260	25.0	9.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1068	<i>Eucalyptus moluccana</i>	Gum Topped Box	490		490	28.0	14.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	Introduced	-	-	Typical	-	-	-	-	-	-	-
1069	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	16.0	13.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1070	<i>Corymbia intermedia</i>	Pink Bloodwood	330		330	22.0	12.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	Introduced	-	-	Typical	-	-	-	-	-	-	-
1071	<i>Lophostemon suaveolens</i>	Swamp Box	270	260	375	14.0	10.0	4.5	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1072	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	290	260, 250	463	12.0	8.0	5.6	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1073	<i>Eucalyptus tereticornis</i>	Forest Red Gum	570		570	26.0	18.0	6.8	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1074	<i>Eucalyptus tereticornis</i>	Forest Red Gum	950		950	26.0	16.0	11.4	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1075	<i>Eucalyptus tereticornis</i>	Forest Red Gum	450		450	27.0	15.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1076	<i>Melaleuca bracteata</i>	Black Tea Tree	300	170, 130, 130, 110	406	16.0	10.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	Introduced	-	-	Typical	-	-	-	-	-	-	
1077	<i>Eucalyptus grandis</i>	Flooded Gum	360		360	26.0	12.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1078	<i>Eucalyptus microcorys</i>	Tallowwood	180	100	206	11.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1079	<i>Eucalyptus microcorys</i>	Tallowwood	220		220	13.0	8.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1080	<i>Eucalyptus microcorys</i>	Tallowwood	160		160	11.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1081	<i>Eucalyptus grandis</i>	Flooded Gum	520		520	26.0	18.0	6.2	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1082	<i>Melaleuca irbyana</i>	Swamp Tea Tree	150	140	205	6.0	8.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1083	<i>Melaleuca irbyana</i>	Swamp Tea Tree	130	120, 100	203	6.0	8.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1084	<i>Melaleuca bracteata</i>	Black Tea Tree	220	180, 220, 350, 270	570	10.0	10.0	6.8	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1085	<i>Corymbia trachyphloia</i>	Brown Bloodwood	380		380	18.0	8.0	4.6	2.2	Regular	-	-	-	Die-back	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1086	<i>Corymbia trachyphloia</i>	Brown Bloodwood	400		400	20.0	10.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1087	<i>Corymbia intermedia</i>	Pink Bloodwood	420	230	479	17.0	10.0	5.7	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1088	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	52		52	14.0	8.0	2.0	1.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1089	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	16.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1090	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	10.0	10.0	2.9	1.8	Regular	-	-	-	Die-back	Epicormic	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1091	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	240		240	17.0	8.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	New	-	-	-	-	
1092	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	12.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1093	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	510		510	16.0	10.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1094	<i>Eucalyptus tereticornis</i>	Forest Red Gum	190		190	11.0	7.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	New	-	-	-	-	
1095	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	750		750	16.0	11.0	9.0	2.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1096	<i>Eucalyptus tereticornis</i>	Forest Red Gum	100		100	9.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1097	<i>Corymbia intermedia</i>	Pink Bloodwood	690		690	26.0	17.0	8.3	2.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1098	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	22.0	10.0	5.2	2.3	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1099	<i>Eucalyptus tereticornis</i>	Forest Red Gum	270		270	17.0	8.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1100	<i>Corymbia intermedia</i>	Pink Bloodwood	620		620	21.0	14.0	7.4	2.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1101	<i>Eucalyptus racemosa</i>	Scribbly Gum	900		900	25.0	14.0	10.8	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	Old	-	-	Termites	-	
1102	<i>Eucalyptus tereticornis</i>	Forest Red Gum	540		540	26.0	14.0	6.5	2.6	Regular	-	-	-	Die-back	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1103	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	10.0	4.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1104	<i>Eucalyptus racemosa</i>	Scribbly Gum	930	150	942	27.0	17.0	11.3	3.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	
1105	<i>Lophostemon suaveolens</i>	Swamp Box	330	300	446	18.0	12.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1106	<i>Eucalyptus tereticornis</i>	Forest Red Gum	720		720	26.0	16.0	8.6	2.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
1107	<i>Lophostemon suaveolens</i>	Swamp Box	210		210	12.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1108	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	110	110	156	9.0	5.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1109	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	320		320	15.0	9.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1110	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190		190	11.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1111	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	200		200	12.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1112	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	190		190	7.0	5.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1113	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	10.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1114	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	100		100	8.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1115	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	160		160	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1116	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	13.0	3.0	2.9	1.8	Regular	-	-	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1117	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210		210	12.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1118	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180		180	12.0	6.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1119	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	14.0	7.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1120	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	15.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	Major	Native	-	-	Typical	-	-	-	-	-	-	
1121	<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	400		400	21.0	12.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1122	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	180	170, 150	289	12.0	10.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1123	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	330	170, 130	393	14.0	11.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1124	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	120		120	8.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
1125	<i>Corymbia intermedia</i>	Pink Bloodwood	370		370	24.0	13.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1126	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	350		350	10.0	5.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1127	<i>Angophora leiocarpa</i>	Smooth Bark Apple	230		230	10.0	2.0	2.8	1.8	Regular	-	-	-	Epicormic	Lopped	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1128	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	110		110	9.0	3.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1129	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	240		240	10.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1130	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	250	130, 210, 180	395	12.0	8.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1131	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	210	110	237	12.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1132	<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	220	210, 180	353	13.0	10.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1133	<i>Eucalyptus racemosa</i>	Scribbly Gum	220		220	12.0	2.0	2.6	1.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1134	<i>Eucalyptus tereticornis</i>	Forest red Gum	320		320	18.0	4.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1135	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180	90	201	12.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1136	<i>Corymbia intermedia</i>	Pink Bloodwood	280		280	16.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1137	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	14.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1138	<i>Eucalyptus racemosa</i>	Scribbly Gum	360		360	18.0	7.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1139	<i>Allocasuarina littoralis</i>	Black Sheoak	170		170	10.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1140	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1141	<i>Eucalyptus tereticornis</i>	Forest red Gum	160		160	15.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1142	<i>Eucalyptus racemosa</i>	Scribbly Gum	320		320	16.0	4.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1143	<i>Eucalyptus racemosa</i>	Scribbly Gum	310		310	17.0	5.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1144	<i>Eucalyptus tereticornis</i>	Forest red Gum	320		320	17.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1145	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	120	140	184	10.0	3.0	2.2	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1146	<i>Eucalyptus tereticornis</i>	Forest red Gum	280		280	17.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1147	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	12.0	2.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1148	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200	170	262	10.0	2.0	3.1	1.9	Regular	-	Thinning	Die-back	-	Lopped	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1149	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	120		120	10.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1150	<i>Acacia disparrima</i>	Hickory Wattle	240		240	12.0	8.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1151	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	10.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1152	<i>Acacia concurrens</i>	Black Wattle	130		130	10.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1153	<i>Acacia concurrens</i>	Black Wattle	120		120	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1154	<i>Acacia concurrens</i>	Black Wattle	120		120	9.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1155	<i>Acacia concurrens</i>	Black Wattle	120		120	10.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1156	<i>Acacia concurrens</i>	Black Wattle	150	100	180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1157	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150		150	8.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1158	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	210		210	10.0	3.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1159	<i>Acacia concurrens</i>	Black Wattle	180		180	11.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1160	<i>Acacia concurrens</i>	Black Wattle	150		150	10.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1161	<i>Acacia concurrens</i>	Black Wattle	160		160	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1162	<i>Eucalyptus racemosa</i>	Scribbly Gum	150		150	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1163	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	230		230	10.0	3.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1164	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	11.0	3.0	2.0	1.6	Regular	-	Thinning	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1165	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150		150	9.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1166	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	10.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1167	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	6.0	2.0	2.2	1.6	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
1168	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150	140	205	9.0	3.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1169	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150		150	12.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1170	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	13.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1171	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	12.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1172	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	14.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1173	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	13.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1174	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	16.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1175	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	1770		1770	7.0	3.0	15.0	4.2	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
1176	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	190		190	13.0	3.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1177	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	12.0	3.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1178	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	14.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1179	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	220		220	17.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1180	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1181	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150		150	11.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1182	<i>Corymbia intermedia</i>	Pink Bloodwood	330		330	18.0	5.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1183	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	18.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1184	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	150		150	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1185	<i>Corymbia intermedia</i>	Pink Bloodwood	300		300	19.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1186	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	9.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1187	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	12.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1188	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	310		310	20.0	5.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1189	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	320		320	19.0	9.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1190	<i>Corymbia intermedia</i>	Pink Bloodwood	310		310	18.0	4.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1191	<i>Eucalyptus racemosa</i>	Scribbly Gum	300		300	19.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	Trunk Dmg.	-	Typical	-	-	-	-	-	-	-
1192	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	17.0	6.0	2.9	1.8	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1193	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1194	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250	250	354	12.0	5.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1195	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250	150, 100	308	13.0	4.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1196	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	11.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1197	<i>Corymbia intermedia</i>	Pink Bloodwood	600		600	23.0	14.0	7.2	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1198	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180	170	248	12.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1199	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250		250	11.0	3.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1200	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	300		300	14.0	4.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1201	<i>Acacia concurrens</i>	Black Wattle	220		220	14.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1202	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	210		210	13.0	3.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1203	<i>Acacia concurrens</i>	Black Wattle	180		180	10.0	4.0	2.2	1.6	One-sided	each	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1204	<i>Acacia concurrens</i>	Black Wattle	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1205	<i>Corymbia intermedia</i>	Pink Bloodwood	300	130	327	14.0	5.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1206	<i>Allocasuarina littoralis</i>	Black Sheoak	280		280	11.0	3.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1207	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	17.0	3.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1208	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	14.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1209	<i>Eucalyptus racemosa</i>	Scribbly Gum	400		400	20.0	5.0	4.8	2.3	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1210	<i>Eucalyptus racemosa</i>	Scribbly Gum	450		450	20.0	7.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1211	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	9.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1212	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	300		300	10.0	3.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1213	<i>Acacia concurrens</i>	Black Wattle	180		180	13.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1214	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	260		260	14.0	3.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1215	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	15.0	2.0	2.2	1.6	Regular	-	-	Thinning	Die-back	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
1216	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	14.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1217	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	11.0	2.0	2.6	1.8	Regular	-	-	Thinning	Die-back	Epicormic	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
1218	<i>Eucalyptus acmenoides</i>	Red Mahogany	270		270	11.0	1.0	3.2	1.9	Regular	-	-	-	-	Epicormic	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1219	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	230	150	275	13.0	4.0	3.3	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1220	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	240		240	12.0	3.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1221	DEAD/STAG		520		520	14.0	7.0	6.2	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Large	-	-	-	-
1222	<i>Eucalyptus racemosa</i>	Scribbly Gum	430		430	20.0	8.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1223	<i>Eucalyptus racemosa</i>	Scribbly Gum	370		370	21.0	10.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1224	<i>Allocasuarina littoralis</i>	Black Sheoak	260		260	14.0	3.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1225	<i>Allocasuarina littoralis</i>	Black Sheoak	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1226	<i>Acacia disparrima</i>	Hickory Wattle	170		170	10.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1227	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	10.0	3.0	2.0	1.4	Regular	-	Thinning	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1228	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180	180	255	12.0	6.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1229	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	10.0	2.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1230	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250		250	13.0	3.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1231	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	270		270	17.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1232	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	350		350	16.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1233	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280	200	344	17.0	5.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1234	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150	200	250	14.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1235	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200	160	256	14.0	5.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1236	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	17.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1237	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280	200, 180, 200, 160	465	18.0	5.0	5.6	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1238	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160	160	226	10.0	3.0	2.7	1.8	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1239	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	140		140	14.0	3.0	2.0	1.4	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1240	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	320		320	18.0	5.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1241	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	12.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1242	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	130		130	14.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1243	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	350		350	19.0	5.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1244	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	16.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1245	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150	280, 220	386	16.0	4.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1246	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	270	180	324	13.0	2.0	3.9	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1247	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	11.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1248	<i>Allocasuarina littoralis</i>	Black Sheoak	220		220	9.0	4.0	2.6	1.8	Irregular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1249	<i>Acacia concurrens</i>	Black Wattle	180		180	14.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1250	<i>Acacia concurrens</i>	Black Wattle	190	120	225	14.0	4.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1251	<i>Allocasuarina littoralis</i>	Black Sheoak	240		240	13.0	2.0	2.9	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1252	<i>Glochidion ferdinandi</i>	Cheese Tree	410	300	508	19.0	10.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1253	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	320		320	14.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1254	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	670		670	16.0	5.0	8.0	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1255	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	190	100, 100	237	14.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1256	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	270	150, 160	348	16.0	4.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1257	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	12.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1258	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	16.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1259	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	16.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1260	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	350		350	16.0	4.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1261	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	240		240	10.0	4.0	2.9	1.8	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1262	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170	170	240	13.0	3.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1263	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	16.0	3.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1264	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280	100	297	16.0	4.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1265	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	210		210	15.0	2.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1266	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	320		320	15.0	4.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1267	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1268	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	11.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1269	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	13.0	2.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1270	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	210		210	15.0	2.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1271	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	300		300	15.0	3.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1272	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	400		400	16.0	7.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1273	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	230		230	16.0	2.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1274	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	150		150	14.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1275	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	16.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1276	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	15.0	2.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1277	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	190		190	16.0	2.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1278	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	17.0	3.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1279	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	180		180	16.0	2.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1280	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250	180	308	16.0	4.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1281	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	250		250	16.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1282	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	230		230	16.0	3.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1283	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	220		220	16.0	3.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1284	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	270	280	389	16.0	4.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1285	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	400		400	16.0	5.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1286	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	380		380	14.0	5.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1287	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	240	100	260	10.0	4.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1288	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	210	140	252	15.0	3.0	3.0	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1289	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	300		300	13.0	3.0	3.6	2.0	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1290	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1291	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160	170	233	16.0	2.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1292	<i>Eucalyptus racemosa</i>	Scribbly Gum	800		800	26.0	12.0	9.6	3.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1293	<i>Angophora leiocarpa</i>	Smooth-barked Apple	360		360	16.0	7.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1294	<i>Eucalyptus racemosa</i>	Scribbly Gum	470		470	21.0	13.0	5.6	2.4	One-sided	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1295	<i>Acacia disparrima</i>	Hickory Wattle	230		230	17.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1296	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	15.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1297	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	230		230	13.0	3.0	2.8	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1298	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200		200	8.0	3.0	2.4	1.7	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Poor	-	-	-	-	-	-	
1299	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200	210	290	17.0	4.0	3.5	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1300	<i>Acacia disparrima</i>	Hickory Wattle	180		180	16.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1301	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	10.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1302	<i>Lophostemon suaveolens</i>	Swamp Box	220		220	12.0	3.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1303	<i>Corymbia intermedia</i>	Pink Bloodwood	370		370	20.0	8.0	4.4	2.2	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	
1304	<i>Corymbia intermedia</i>	Pink Bloodwood	230		230	15.0	4.0	2.8	1.8	One-sided	-	Thinning	Die-back	Epicormic	-	Poor	-		-	-	Typical	-	-	-	-	-	-	
1305	<i>Corymbia intermedia</i>	Pink Bloodwood	340		340	21.0	7.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-		-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1306	<i>Corymbia intermedia</i>	Pink Bloodwood	340		340	21.0	8.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1307	<i>Acacia disparrima</i>	Hickory Wattle	350		350	15.0	9.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1308	<i>Melaleuca viminalis</i>	Weeping Bottle Brush	250	250	354	15.0	7.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1309	<i>Glochidion ferdinandi</i>	Cheese Tree	250		250	12.0	4.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1310	<i>Lophostemon suaveolens</i>	Swamp Box	120		120	8.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1311	<i>Eucalyptus racemosa</i>	Scribbly Gum	820		820	21.0	8.0	9.8	3.0	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	Small	-	-	-	-
1312	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	16.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1313	<i>Eucalyptus racemosa</i>	Scribbly Gum	410		410	20.0	7.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1314	<i>Corymbia trachyphloia</i>	Brown Bloodwood	240		240	16.0	6.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1315	<i>Eucalyptus tereticornis</i>	Forest red Gum	300		300	18.0	7.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1316	<i>Corymbia intermedia</i>	Pink Bloodwood	170		170	14.0	6.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1317	<i>Corymbia intermedia</i>	Pink Bloodwood	320		320	20.0	8.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1318	<i>Lophostemon suaveolens</i>	Swamp Box	340		340	19.0	8.0	4.1	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1319	<i>Eucalyptus racemosa</i>	Scribbly Gum	800		800	23.0	12.0	9.6	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	Small	-	-	-	-
1320	<i>Acacia concurrens</i>	Black Wattle	320		320	16.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1321	<i>Lophostemon suaveolens</i>	Swamp Box	230		230	14.0	5.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1322	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	18.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1323	<i>Lophostemon suaveolens</i>	Swamp Box	450		450	20.0	10.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1324	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	460		460	18.0	8.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1325	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	490		490	17.0	8.0	5.9	2.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1326	<i>Corymbia intermedia</i>	Pink Bloodwood	390		390	23.0	8.0	4.7	2.2	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1327	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	190		190	10.0	3.0	2.3	1.6	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1328	<i>Eucalyptus racemosa</i>	Scribbly Gum	350		350	20.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1329	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	12.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1330	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	12.0	3.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1331	<i>Glochidion ferdinandi</i>	Cheese Tree	510		510	23.0	12.0	6.1	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1332	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	320		320	23.0	9.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1333	<i>Corymbia intermedia</i>	Pink Bloodwood	500	450	673	27.0	9.0	8.1	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1334	<i>Eucalyptus racemosa</i>	Scribbly Gum	350		350	23.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1335	<i>Corymbia intermedia</i>	Pink Bloodwood	600		600	25.0	12.0	7.2	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1336	<i>Eucalyptus racemosa</i>	Scribbly Gum	270		270	16.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1337	<i>Eucalyptus racemosa</i>	Scribbly Gum	330		330	20.0	5.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1338	<i>Corymbia intermedia</i>	Pink Bloodwood	380		380	22.0	7.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	Termites	-	
1339	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	17.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1340	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	17.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1341	<i>Eucalyptus racemosa</i>	Scribbly Gum	300		300	20.0	8.0	3.6	2.0	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1342	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	17.0	4.0	2.3	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1343	<i>Melaleuca viminalis</i>	Weeping Bottle Brush	150		150	17.0	6.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1344	<i>Melaleuca viminalis</i>	Weeping Bottle Brush	240		240	17.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1345	<i>Corymbia intermedia</i>	Pink Bloodwood	270		270	19.0	5.0	3.2	1.9	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1346	<i>Acacia disparrima</i>	Hickory Wattle	150		150	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1347	<i>Acacia disparrima</i>	Hickory Wattle	200		200	12.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1348	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	440		440	23.0	9.0	5.3	2.3	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1349	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	320		320	18.0	7.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1350	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	17.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1351	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	17.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1352	<i>Lophostemon suaveolens</i>	Swamp Box	170		170	18.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1353	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	17.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1354	<i>Corymbia intermedia</i>	Pink Bloodwood	270		270	17.0	5.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1355	<i>Lophostemon suaveolens</i>	Swamp Box	190		190	17.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1356	<i>Corymbia intermedia</i>	Pink Bloodwood	230		230	17.0	4.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1357	<i>Eucalyptus tereticornis</i>	Forest red Gum	170		170	11.0	2.0	2.0	1.6	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1358	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	11.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1359	<i>Corymbia intermedia</i>	Pink Bloodwood	410		410	21.0	9.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1360	<i>Corymbia intermedia</i>	Pink Bloodwood	530		530	24.0	10.0	6.4	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1361	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	18.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1362	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	25.0	9.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1363	<i>Corymbia intermedia</i>	Pink Bloodwood	150		150	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1364	<i>Corymbia intermedia</i>	Pink Bloodwood	350		350	20.0	8.0	4.2	2.1	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1365	<i>Corymbia intermedia</i>	Pink Bloodwood	360		360	20.0	9.0	4.3	2.2	One-sided	-	Thinning	Die-back	Epicormic	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1366	<i>Corymbia intermedia</i>	Pink Bloodwood	280		280	25.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1367	<i>Angophora leiocarpa</i>	Smooth-barked Apple	120		120	8.0	1.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1368	<i>Corymbia intermedia</i>	Pink Bloodwood	310		310	22.0	8.0	3.7	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1369	<i>Corymbia intermedia</i>	Pink Bloodwood	250		250	23.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1370	<i>Corymbia intermedia</i>	Pink Bloodwood	430		430	27.0	12.0	5.2	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1371	<i>Angophora leiocarpa</i>	Smooth-barked Apple	160		160	10.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1372	<i>Corymbia intermedia</i>	Pink Bloodwood	170		170	12.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1373	<i>Corymbia intermedia</i>	Pink Bloodwood	290		290	25.0	10.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1374	<i>Corymbia intermedia</i>	Pink Bloodwood	230		230	20.0	4.0	2.8	1.8	Regular	-	Thinning	Die-back	Epicormic	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1375	<i>Alphitonia excelsa</i>	Red Ash	170		170	12.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1376	<i>Acacia concurrens</i>	Black Wattle	180		180	10.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1377	<i>Allocasuarina littoralis</i>	Black Sheoak	180		180	15.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1378	<i>Allocasuarina littoralis</i>	Black Sheoak	150		150	17.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1379	<i>Allocasuarina littoralis</i>	Black Sheoak	170		170	12.0	3.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1380	<i>Eucalyptus tereticornis</i>	Forest red Gum	150		150	15.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1381	<i>Allocasuarina littoralis</i>	Black Sheoak	200		200	14.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1382	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	260		260	23.0	8.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1383	<i>Eucalyptus tereticornis</i>	Forest red Gum	190		190	14.0	3.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1384	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	14.0	5.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1385	<i>Allocasuarina littoralis</i>	Black Sheoak	310		310	10.0	3.0	3.7	2.0	Regular	-	Thinning	Die-back	Epicormic	Lopped	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1386	<i>Allocasuarina littoralis</i>	Black Sheoak	320		320	15.0	4.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1387	<i>Allocasuarina littoralis</i>	Black Sheoak	240		240	16.0	3.0	2.9	1.8	Regular	-	-	-	-	-	Typical	Minor	Native	-	-	Typical	-	-	-	-	-	-	-
1388	<i>Allocasuarina littoralis</i>	Black Sheoak	300		300	14.0	3.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1389	<i>Allocasuarina littoralis</i>	Black Sheoak	280		280	14.0	4.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1390	<i>Allocasuarina littoralis</i>	Black Sheoak	260		260	17.0	4.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1391	<i>Angophora leiocarpa</i>	Smooth-barked Apple	400		400	16.0	6.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1392	<i>Allocasuarina littoralis</i>	Black Sheoak	220		220	14.0	7.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1393	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	320		320	26.0	10.0	3.8	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1394	<i>Allocasuarina littoralis</i>	Black Sheoak	260		260	18.0	5.0	3.1	1.9	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1395	<i>Allocasuarina littoralis</i>	Black Sheoak	220		220	15.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1396	<i>Allocasuarina littoralis</i>	Black Sheoak	250		250	17.0	5.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1397	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	20.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1398	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	10.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1399	<i>Allocasuarina littoralis</i>	Black Sheoak	260		260	22.0	7.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1400	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	17.0	6.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1401	<i>Corymbia intermedia</i>	Pink Bloodwood	160		160	12.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1402	<i>Angophora leiocarpa</i>	Smooth-barked Apple	160	150, 150	266	15.0	4.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1403	<i>Corymbia intermedia</i>	Pink Bloodwood	410		410	21.0	10.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1404	<i>Allocasuarina littoralis</i>	Black Sheoak	220		220	18.0	6.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1405	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	16.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1406	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	16.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1407	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	16.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1408	<i>Allocasuarina littoralis</i>	Black Sheoak	290		290	15.0	5.0	3.5	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1409	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	18.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1410	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280		280	14.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1411	<i>Allocasuarina littoralis</i>	Black Sheoak	280	160	322	13.0	4.0	3.9	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1412	<i>Allocasuarina littoralis</i>	Black Sheoak	250		250	14.0	3.0	3.0	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1413	<i>Allocasuarina littoralis</i>	Black Sheoak	330		330	16.0	5.0	4.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1414	<i>Allocasuarina littoralis</i>	Black Sheoak	220		220	11.0	3.0	2.6	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1415	<i>Allocasuarina littoralis</i>	Black Sheoak	180		180	12.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1416	<i>Allocasuarina littoralis</i>	Black Sheoak	270		270	14.0	3.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1417	<i>Allocasuarina littoralis</i>	Black Sheoak	440		440	14.0	5.0	5.3	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1418	<i>Allocasuarina littoralis</i>	Black Sheoak	180		180	13.0	3.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1419	<i>Allocasuarina littoralis</i>	Black Sheoak	190		190	14.0	3.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1420	<i>Allocasuarina littoralis</i>	Black Sheoak	240		240	16.0	4.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1421	<i>Allocasuarina littoralis</i>	Black Sheoak	190		190	13.0	3.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1422	<i>Allocasuarina littoralis</i>	Black Sheoak	200		200	16.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1423	<i>Allocasuarina littoralis</i>	Black Sheoak	210		210	17.0	7.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1424	<i>Allocasuarina littoralis</i>	Black Sheoak	200		200	17.0	5.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1425	<i>Allocasuarina littoralis</i>	Black Sheoak	280		280	18.0	8.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1426	<i>Allocasuarina littoralis</i>	Black Sheoak	190		190	16.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1427	<i>Allocasuarina littoralis</i>	Black Sheoak	320		320	18.0	7.0	3.8	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1428	<i>Allocasuarina littoralis</i>	Black Sheoak	210		210	16.0	5.0	2.5	1.7	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1429	<i>Allocasuarina littoralis</i>	Black Sheoak	300		300	18.0	6.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1430	<i>Allocasuarina littoralis</i>	Black Sheoak	280		280	18.0	6.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1431	<i>Corymbia intermedia</i>	Pink Bloodwood	260		260	22.0	8.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1432	<i>Allocasuarina littoralis</i>	Black Sheoak	240		240	16.0	5.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	Small	-	-	
1433	<i>Corymbia intermedia</i>	Pink Bloodwood	210		210	15.0	5.0	2.5	1.7	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1434	<i>Corymbia intermedia</i>	Pink Bloodwood	190		190	14.0	5.0	2.3	1.6	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	
1435	<i>Allocasuarina littoralis</i>	Black Sheoak	320		320	17.0	7.0	3.8	2.1	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1436	<i>Allocasuarina littoralis</i>	Black Sheoak	400		400	10.0	5.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	
1437	<i>Allocasuarina littoralis</i>	Black Sheoak	280		280	12.0	5.0	3.4	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1438	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	15.0	5.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1439	<i>Allocasuarina littoralis</i>	Black Sheoak	200		200	14.0	4.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1440	<i>Allocasuarina littoralis</i>	Black Sheoak	180		180	16.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1441	<i>Corymbia intermedia</i>	Pink Bloodwood	240		240	14.0	4.0	2.9	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1442	<i>Corymbia intermedia</i>	Pink Bloodwood	200		200	12.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1443	<i>Corymbia intermedia</i>	Pink Bloodwood	220		220	16.0	4.0	2.6	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1444	<i>Grevillea robusta</i>	Silky Oak	300	100	316	11.0	3.0	3.8	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	
1445	<i>Morus sp.</i>	Mulberry	100		100	3.0	1.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1446	<i>Grevillea robusta</i>	Silky Oak	640		640	17.0	10.0	7.7	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1447	<i>Delonix regia</i>	Poincianna	180		180	3.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1448	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	12.0	3.0	2.4	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	
1449	<i>Lophostemon suaveolens</i>	Swamp Box	200		200	12.0	3.0	2.4	1.7	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	
1450	<i>Lophostemon suaveolens</i>	Swamp Box	150		150	11.0	2.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1451	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	260	200, 200, 400	555	12.0	7.0	6.7	2.6	One-sided	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1452	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	220	150	266	13.0	3.0	3.2	1.9	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	-
1453	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170		170	15.0	4.0	2.0	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	-
1454	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	160		160	13.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1455	<i>Eucalyptus tereticornis</i>	Forest red Gum	390		390	20.0	10.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1456	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	100	120	156	11.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1457	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	200	150, 190, 200, 250	448	14.0	4.0	5.4	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1458	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	170	160	233	14.0	3.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1459	<i>Lophostemon suaveolens</i>	Swamp Box	180		180	16.0	4.0	2.2	1.6	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1460	<i>Eucalyptus tereticornis</i>	Forest red Gum	420		420	25.0	12.0	5.0	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1461	<i>Corymbia torelliana</i>	Cadaghi	230		230	18.0	9.0	2.8	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1462	<i>Lophostemon suaveolens</i>	Broad-leaved Paperbark	220		220	16.0	5.0	2.6	1.8	Regular	-	Thinning	Die-back	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1463	<i>Eucalyptus tereticornis</i>	Forest red Gum	460		460	23.0	9.0	5.5	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1464	<i>Eucalyptus tereticornis</i>	Forest red Gum	770		770	26.0	12.0	9.2	3.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1465	<i>Eucalyptus tereticornis</i>	Forest red Gum	260		260	10.0	4.0	3.1	1.9	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1466	<i>Eucalyptus tereticornis</i>	Forest red Gum	140		140	9.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1467	<i>Glochidion ferdinandi</i>	Cheese Tree	190		190	14.0	4.0	2.3	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1468	<i>Angophora leiocarpa</i>	Smooth-barked Apple	170		170	10.0	5.0	2.0	1.6	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1469	<i>Angophora leiocarpa</i>	Smooth-barked Apple	360		360	16.0	8.0	4.3	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1470	<i>Eucalyptus tereticornis</i>	Forest red Gum	300	190	355	17.0	5.0	4.3	2.1	One-sided	-	-	-	-	-	Typical	Major	-	-	-	Typical	-	-	-	-	-	-	-
1471	<i>Eucalyptus tereticornis</i>	Forest red Gum	120		120	10.0	2.0	2.0	1.4	Regular	-	Thinning	-	-	-	Poor	-	-	-	-	Typical	-	-	-	-	-	-	-
1472	<i>Eucalyptus tereticornis</i>	Forest red Gum	520		520	23.0	8.0	6.2	2.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1473	<i>Corymbia intermedia</i>	Pink Bloodwood	140		140	11.0	3.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1474	<i>Eucalyptus tereticornis</i>	Forest red Gum	180		180	9.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1475	<i>Acacia disparrima</i>	Hickory Wattle	160		160	9.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1476	<i>Eucalyptus racemosa</i>	Scribbly Gum	410		410	20.0	8.0	4.9	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1477	<i>Corymbia intermedia</i>	Pink Bloodwood	180		180	17.0	4.0	2.2	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1478	<i>Eucalyptus tereticornis</i>	Forest red Gum	1000		1000	26.0	16.0	12.0	3.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1479	<i>Eucalyptus tereticornis</i>	Forest red Gum	150		150	14.0	3.0	2.0	1.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

Tree ID	Specimen Details									Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value					Additional Notes	
	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2009]	Height (m)	Spread (m)	Tree Protection Zone (m)	Structural Root Zone (m)	Canopy Form	Spreading Seeding	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termites		Habitat Value
1480	<i>Eucalyptus tereticornis</i>	Forest red Gum	350	420	547	22.0	12.0	6.6	2.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1481	<i>Eucalyptus tereticornis</i>	Forest red Gum	260		260	23.0	10.0	3.1	1.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1482	<i>Eucalyptus tereticornis</i>	Forest red Gum	400		400	19.0	7.0	4.8	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1483	<i>Glochidion ferdinandi</i>	Cheese Tree	170		170	6.0	3.0	2.0	1.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1484	<i>Acacia concurrens</i>	Black Wattle	140		140	7.0	2.0	2.0	1.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1485	<i>Eucalyptus tereticornis</i>	Forest red Gum	160		160	9.0	3.0	2.0	1.5	One-sided	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1486	<i>Eucalyptus tereticornis</i>	Forest red Gum	390		390	22.0	12.0	4.7	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1487	<i>Angophora leiocarpa</i>	Smooth-barked Apple	380		380	22.0	10.0	4.6	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1488	<i>Eucalyptus tereticornis</i>	Forest red Gum	350		350	19.0	8.0	4.2	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1489	<i>Eucalyptus tereticornis</i>	Forest red Gum	680		680	21.0	13.0	8.2	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1490	<i>Araucaria heterophylla</i>	Norfolk Pine	100		100	7.0	2.0	2.0	1.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1491	<i>Araucaria heterophylla</i>	Norfolk Pine	140	130	191	10.0	3.0	2.3	1.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1492	<i>Ficus lyrata</i>	Fiddleleaf Fig	180	90, 100	225	7.0	5.0	2.7	1.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1493	<i>Caesalpinia ferrea</i>	Leopard Tree	300		300	8.0	3.0	3.6	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-
1494	<i>Ficus benjamina</i>	Weeping Fig	230	250, 270, 400, 180	617	12.0	10.0	7.4	2.7	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	-

12 MAYORAL MINUTE

Nil

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

14 NOTICES OF MOTION

Nil

15 URGENT BUSINESS WITHOUT NOTICE

Nil

MOTION TO CLOSE THE MEETING AT 11.52AM

Moved by: Cr M Elliott

Seconded by: Cr P Mitchell

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following items:

16.1.1 Quarterly Report December 2016 – Redland Investment Corporation Pty Ltd**16.2.1 Donald Simpson Community Centre Funding Agreement****16.2.2 Environmental Separate Charge Land Acquisition**

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*

16.2.3 Draft Planning Scheme Policies Public Consultation**16.2.4 Proposal to Make an Alignment Amendment to a Local Planning Instrument**

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

- (g) *any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.*

16.3.1 Cleveland Aquatic Centre Contract**16.3.2 Surf Lifesaving Queensland – Provision of Life Saving Services for Redland City**

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

- (e) *Contracts proposed to be made by it.*

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

MOTION TO REOPEN MEETING AT 1.13PM

Moved by: Cr M Elliott

Seconded by: Cr W Boglary

That the meeting be again opened to the public.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

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

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer:

Peter Kelley
Chief Executive Officer
Redlands Investment Corporation

Report Author:

Grant Tanham-Kelly
CFO Redland Investment Corporation

EXECUTIVE SUMMARY

A confidential report from Chief Executive Officer was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves as follows:

- 1. To review and note this report and attachment; and**
- 2. That the report and attachment remain confidential until the year end audit process has been satisfactorily completed.**

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

16.2 COMMUNITY & CUSTOMER SERVICES

16.2.1 DONALD SIMPSON COMMUNITY CENTRE FUNDING AGREEMENT

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer:

Gary Photinos
Group Manager Community and Cultural
Services

Report Author:

Rebecca Patterson
Acting Coordinator Community Development

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To adopt Option 1 as outlined in the body of the report; and
2. That this report remains confidential until the Donald Simpson Community Centre Board has been formally notified of the details of the new funding arrangements.

COUNCIL RESOLUTION

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

That Council resolves as follows:

1. To adopt Option 2 as outlined in the body of the report; and
2. That this report remains confidential until the Donald Simpson Community Centre Board has been formally notified of the details of the new funding arrangements.

CARRIED 6/5

Crs Mitchell, Edwards, Elliott, Talty, Gleeson and Williams voted FOR the motion.

Crs Boglary, Gollè, Hewlett, Huges and Bishop voted AGAINST the motion.

16.2.2 ENVIRONMENTAL SEPARATE CHARGE LAND ACQUISITION

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: **Graham Simpson**
Group Manager Environment and Regulation

Report Author: **Merv Elliott**
Principal Property Consultant

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves as follows:

1. To authorise the purchase of part of the land described in this report and as indicated on the site map forming part of this report, for conservation purposes;
2. That the Chief Executive Officer be delegated (under s.257(1)(b) of the *Local Government Act 2009*) to conclude a contract for the purchase of the subject property at fair market value; and
3. That report and attachment remain Confidential until such time as the matter is finalised.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

16.2.3 DRAFT PLANNING SCHEME POLICIES PUBLIC CONSULTATION

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Samantha Brown
Assessment Engineer

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Make the following planning scheme policies in accordance with Statutory Guideline 01/16 'Making and amending local planning instruments':
 - a) PSP1 Environmental Significance;
 - b) PSP2 Infrastructure;
 - c) PSP3 Flood and Storm Tide Hazard;
 - d) PSP4 Landslide Hazard;
 - e) PSP5 Structure Plans; and
 - f) PSP6 Environmental Emissions.
2. Carry out public consultation about the draft Redland City Plan planning scheme policies in accordance with section 118(b)(ii) of the Sustainable Planning Act 2009 (SPA) and Statutory Guideline 01/16 'Making and amending local planning instruments'.
3. That this report and attachments remain Confidential until such time as public consultation commences.

COUNCIL RESOLUTION

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

That Council resolves to:

1. Make the following planning scheme policies in accordance with Statutory Guideline 01/16 'Making and amending local planning instruments':
 - a) PSP1 Environmental Significance;
 - b) PSP2 Infrastructure;
 - c) PSP3 Flood and Storm Tide Hazard;
 - d) PSP4 Landslide Hazard;
 - e) PSP5 Structure Plans; and
 - f) PSP6 Environmental Emissions.
2. Carry out public consultation from Wednesday 26 April 2017 and conducted for 20 business days, up to and including Wednesday 24 May 2017, about the draft Redland City Plan planning scheme policies in accordance with section 118(b)(ii) of the Sustainable Planning Act 2009 (SPA) and Statutory Guideline 01/16 'Making and amending local planning instruments'; and
3. That this report and attachments remain Confidential until such time as public consultation commences.

CARRIED 10/1

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Gleeson, Bishop and Williams voted FOR the motion.

Cr Talty voted AGAINST the motion.

16.2.4 PROPOSAL TO MAKE AN ALIGNMENT AMENDMENT TO A LOCAL PLANNING INSTRUMENT

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning and Assessment

Report Author:

Chris Vize
Principal Adviser Strategic Coordination

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves as follows:

1. That Council, under the alignment amendment rules, decides to:
 - a) Propose to make an alignment amendment;
 - b) Make the alignment amendment; and
 - c) Commence the alignment amendment upon or after commencement of the Act.
2. That report and attachment remain confidential until such time as Council receives approval from the Planning Minister for adoption of the City Plan.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

16.3 INFRASTRUCTURE & OPERATIONS

16.3.1 CLEVELAND AQUATIC CENTRE CONTRACT

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer: 
Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Tim Goward
Service Manager City Sport & Venues

EXECUTIVE SUMMARY

A confidential report from General Manager Infrastructure & Operations was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr L Hewlett
Seconded by: Cr T Huges

That Council resolves as follows:

1. That under *Section 104 'Sound contracting principles'* of the *Local Government Act 2009*, and section 235(a) 'Other Exceptions', of the *Local Government Regulation 2012*, it is satisfied that there is only one supplier who is reasonably available to provide services for the Cleveland Aquatic Centre, namely Belgravia Leisure Pty Ltd, until the centre is decommissioned in preparation for redevelopment;
2. That the Chief Executive Officer be delegated authority under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the agreement and sign all necessary documentation in regard to this matter; and
3. That this report remain confidential until the matter is finalised.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Mayor Williams declared a perceived conflict of interest in the following item stating that she is a Vice Patron of Surf Life Saving Club Queensland. Mayor Williams chose to remain in the room and vote in the best interest of the community.

Cr Hewlett declared a perceived conflict of interest in the following item stating that he is an Honorary Office Bearer. Cr Hewlett chose to remain in the room and vote in the best interest of the community.

Cr Mitchell declared a perceived conflict of interest in the following item stating that he is an Honorary Office Bearer. Cr Mitchell chose to remain in the room and vote in the best interest of the community.

16.3.2 SURF LIFESAVING QUEENSLAND – PROVISION OF LIFE SAVING SERVICES FOR REDLAND CITY

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Peter Best
General Manager Infrastructure & Operations

Responsible Officer:

Lex Smith
Group Manager City Spaces

Report Author:

Terri McDonald
Sport & Recreation Officer

EXECUTIVE SUMMARY

A confidential report from General Manager Infrastructure & Operations was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr L Hewlett

Seconded by: Cr T Huges

That Council resolves as follows:

1. That under *Section 104 'Sound contracting principles'* of the *Local Government Act 2009*, and section 235(a) 'Other Exceptions', of the *Local Government Regulation 2012*, it is satisfied that there is only one supplier who is reasonably available to provide lifeguard services on the beaches of North Stradbroke Island and Wellington Point Recreation Reserve, namely Surf Life Saving Queensland;
2. To engage Surf Life Saving Queensland as outlined in Option 1 and outlined by Surf Life Saving Queensland at Attachment 1, 4.4.1; and accept the submission for the 2017-2018 contract for an annual fee of \$586,237.03 (excluding GST);

3. That the Chief Executive Officer be delegated authority under 257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the contract for the provision of Lifeguard Services 1 July 2017-30 June 2020 for Redland City Council in accordance with Council resolution; and
4. That the contents of this report and any attachments remain confidential.

CARRIED 10/1

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Bishop and Williams voted FOR the motion.

Cr Gleeson voted AGAINST the motion.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 1.21pm.

Signature of Chairperson: _____

Confirmation date: _____