



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 12 July 2017
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 21 JUNE 2017**

Motion is required to confirm the Minutes of the General Meeting of Council held on 21 June 2017.

5.2 SPECIAL BUDGET MEETING MINUTES 26 JUNE 2017

Motion is required to confirm the Minutes of the Special Budget Meeting of Council held on 26 June 2017.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

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

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting; and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

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

The Councillor must—

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

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

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

*A **conflict of interest** is a conflict between—*

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

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

11 REPORTS TO COUNCIL**11.1 COMMUNITY & CUSTOMER SERVICES****11.1.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference:	A2440008 Reports and Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority for 04.06.2017 to 24.06.2017</u>
Authorising Officer:	Kim Kerwin Acting General Manager Community & Customer Services
Responsible Officer:	David Jeanes Acting Group Manager City Planning & Assessment
Report Author:	Debra Weeks Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

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

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

OFFICER'S RECOMMENDATION

That Council resolve to note this report.

Decisions Made Under Delegated Authority 04.06.2017 to 10.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004267	Design and Siting - Dwelling	The Certifier Pty Ltd	33 Bayview Street Wellington Point QLD 4160	Concurrence Agency Referral	08/06/2017	NA	Approved	1
BWP004055	Combined Design and Siting and Build Over or Near Underground Infrastructure - Pool Gazebo	Building Code Approval Group Pty Ltd	13 Julieanne Court Cleveland QLD 4163	Concurrence Agency Referral	09/06/2017	NA	Approved	2
BWP004299	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	17 Carinya Street Cleveland QLD 4163	Concurrence Agency Referral	05/06/2017	NA	Approved	2
MCU013994	Bed and Breakfast - Tourism Accommodation Incentive Package	Robert Alexander ANDREWS	124 Passage Street Cleveland QLD 4163	Code Assessment	07/06/2017	NA	Development Permit	2
ROL006179	Reconfiguring a Lot - Standard Format 1 into 2 Lots with Common Property	Harridan Pty Ltd C/- Urbicus Pty Ltd	16-24 Weippin Street Cleveland QLD 4163	Code Assessment	06/06/2017	NA	Development Permit	2
ROL006183	Reconfiguring a Lot Standard Format 1 into 2 lot subdivision	East Coast Surveys Pty Ltd	6 Sommerssea Drive Cleveland QLD 4163	Code Assessment	09/06/2017	NA	Development Permit	2
BWP004319	Design and Siting - Carport	Premium Lifestyles Patios & Decks	4 Elderberry Street Thornlands QLD 4164	Concurrence Agency Referral	07/06/2017	NA	Approved	3
BWP004326	Combined Design and Siting and setback less than 1200 mm to Sewer - Dwelling	Suncoast Building Approvals	75 King Street Thornlands QLD 4164	Concurrence Agency Referral	09/06/2017	NA	Approved	3

Decisions Made Under Delegated Authority 04.06.2017 to 10.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013998	Dwelling House (replacing existing dwelling)	Ashcroft Architects Pty Ltd (Redland Bay)	28-32 Trundle Road Thornlands QLD 4164	Code Assessment	05/06/2017	NA	Development Permit	3
BWP004241	Design & Siting - Dwelling House	Building Code Approval Group Pty Ltd	29A Yeo Street Victoria Point QLD 4165	Concurrence Agency Referral	05/06/2017	NA	Approved	4
BWP004296	Domestic Additions	Bay Island Designs	80 The Esplanade Karragarra Island QLD 4184	Code Assessment	06/06/2017	NA	Development Permit	5
BWP004306	Combined Design and Siting and Amenity and Aesthetics - RPS USE Shipping Container	Gary MCLEAN	23 Belgrave Road Russell Island QLD 4184	Concurrence Agency Referral	09/06/2017	NA	Approved	5
BWP004256	Bulk Design and Siting - Dwelling x 5 (Future Lots 12-16 Woodhaven Close Redland Bay)	Kevin Holt Consulting	70-92 Muller Street Redland Bay QLD 4165	Concurrence Agency Referral	09/06/2017	NA	Approved	6
BWP004298	Design and Siting - Dwelling House - Driveway	Building Code Approval Group Pty Ltd	19 Kubler Crescent Redland Bay QLD 4165	Concurrence Agency Referral	05/06/2017	NA	Approved	6
BWP004304	Design and Siting - Dwelling	Approveit Building Certification Pty Ltd	57 Capella Drive Redland Bay QLD 4165	Concurrence Agency Referral	09/06/2017	NA	Approved	6
BWP004301	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	11 Golliker Street Thornlands QLD 4164	Concurrence Agency Referral	07/06/2017	NA	Approved	7

Decisions Made Under Delegated Authority 04.06.2017 to 10.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013825	Dual Occupancy	Pamela Maree GARBUIO	295 Finucane Road Alexandra Hills QLD 4161	Code Assessment	28/02/2017	5/06/17	Development Permit	7
BWP004297	Design and Siting - Dwelling House - Driveway	Building Code Approval Group Pty Ltd	4 Lochie Drive Redland Bay QLD 4165	Concurrence Agency Referral	07/06/2017	NA	Approved	6

Decisions Made Under Delegated Authority 04.06.2017 to 10.06.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002177	Operational Works - Prescribed Tidal Works - Pontoon	Ann Adela VIDAIC	16 Marram Court Cleveland QLD 4163	Code Assessment	06/06/2017	NA	Development Permit	2
OPW001691.7	52 Residential Lots, 2 Townhouse Allotments, Balance Open Space/Drainage Reserve (Altitude Estate - Stage 7 & 8 - formerly Esperance)	Sheehy & Partners Pty Ltd	399-413 Boundary Road Thornlands QLD 4164	Code Assessment	06/06/2017	NA	Development Permit	3
MCU013929	Apartment Building (23 Units), Tourist Accommodation (1 unit) and Commercial / Shop / Refreshment Establishment (1 Tenancy)	Norris Clarke & O'Brien Pty Ltd	161-165 Esplanade Redland Bay QLD 4165	Code Assessment	07/06/2017	NA	Development Permit	5
MCU013549	Child Care Centre, Indoor Recreation Facility & Refreshment Establishment	Powercat Partners Pty Ltd	101 Valley Way Mount Cotton QLD 4165	Code Assessment	07/01/2016	5/06/17	Development Permit	6
MCU013895	30m Monopole - Telecommunications Facility	Optus Mobile Pty Ltd	288-400 German Church Road Mount Cotton QLD 4165	Code Assessment	08/06/2017	NA	Development Permit	6
OPW002186	Fill Approval for Existing Uncontrolled Fill	Craig Sydney LAMBERT	345 Redland Bay Road Capalaba QLD 4157	Code Assessment	06/06/2017	NA	Development Permit	7

Decisions Made Under Delegated Authority 04.06.2017 to 10.06.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002190	Operational Works - MCU - Community Centre for Mobile Home Park (Stormwater, Water, Earthworks)	Gateway Lifestyle Residential Parks	18 Collingwood Road Birkdale QLD 4159	SPA - 15 Day Compliance Assessment	07/06/2017	NA	Compliance Certificate Approved	10
OPW002165	Operational Works - 2 into 76 Lots - Combined Civil and Landscaping (Stage 1 & 2)	Sheehy & Partners Pty Ltd	78-80 Kinross Road Thornlands QLD 4164	Code Assessment	07/06/2017	NA	Development Permit	7
ROL005815	Standard format: 1 into 5 lots (originally lodged as 15 lots)	East Coast Surveys Pty Ltd Michell Town Planning & Development	188-200 Waterloo Street Cleveland QLD 4163	Code Assessment	15/04/2015	7/06/17	Development Permit	3

Decisions Made Under Delegated Authority 11.06.2017 to 17.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004324	Design and Siting - Shed/Carport	The Certifier Pty Ltd	62 Harris Street Wellington Point QLD 4160	Concurrence Agency Referral	14/06/2017	NA	Approved	1
BWP004288	Dwelling Extension	Tim Woodfield Architect	7 Birch Street Amity QLD 4183	Code Assessment	13/06/2017	NA	Development Permit	2
MCU013904	Warehouse, General Industry, Service Industry	Building Code Approval Group Pty Ltd	13-17 Enterprise Street Cleveland QLD 4163	Code Assessment	13/06/2017	NA	Development Permit	2
MCU013955	Multiple Dwelling x 4	Statewide Survey Group Pty Ltd Consulting Surveyors	73 Haggup Street Cleveland QLD 4163	Code Assessment	16/06/2017	NA	Development Permit	2
BWP004190	Dwelling House Extension	Louise Heather SILLAR	5-9 Mango Place Thornlands QLD 4164	Code Assessment	13/06/2017	NA	Development Permit	3
BWP004323	Design and Siting - Domestic Outbuilding	Diana Roslyn KEEFFE	39 Langdon Street Cleveland QLD 4163	Concurrence Agency Referral	14/06/2017	NA	Approved	3
BWP004321	Design and Siting - Awning and Carport	The Certifier Pty Ltd	250 Gordon Road Redland Bay QLD 4165	Concurrence Agency Referral	12/06/2017	NA	Approved	5
BWP004335	Design and Siting - Carport	All Approvals Pty Ltd	7 Lowe Circuit Redland Bay QLD 4165	Concurrence Agency Referral	13/06/2017	NA	Approved	5
MCU014011	Dwelling House	Bay Island Designs	14 Coorong Street Macleay Island QLD 4184	Code Assessment	15/06/2017	NA	Development Permit	5

Decisions Made Under Delegated Authority 11.06.2017 to 17.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004309	Design & Siting - Dwelling House	The Certifier Pty Ltd	1 Juno Court Redland Bay QLD 4165	Concurrence Agency Referral	12/06/2017	NA	Approved	6
BWP004313	Design and Siting - Fence on Retaining Wall	Glenn MURRANT	51 Pyrus Place Redland Bay QLD 4165	Concurrence Agency Referral	14/06/2017	NA	Approved	6
BWP004270	Design & Siting - Outbuilding	The Certifier Pty Ltd	15 Swallow Street Thornlands QLD 4164	Concurrence Agency Referral	12/06/2017	NA	Approved	7
BWP004308	Design and Siting - Additions	Carmen Therese Rogers Allan Neville Rogers	17 Girraween Crescent Capalaba QLD 4157	Concurrence Agency Referral	12/06/2017	NA	Approved	7
BWP004287	Design and Siting - Domestic Outbuilding (Shed)	Pacific Approvals Pty Ltd	27 Brosnan Drive Capalaba QLD 4157	Concurrence Agency Referral	13/06/2017	NA	Approved	9
BWP004265	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	6 Glenwood Court Birkdale QLD 4159	Concurrence Agency Referral	14/06/2017	NA	Approved	10
BWP004316	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	12 Somersby Court Birkdale QLD 4159	Concurrence Agency Referral	13/06/2017	NA	Approved	10
BWP004317	Combined Design and Siting and Build Over or Near Underground Infrastructure - Carport	The Certifier Pty Ltd	1-3 Mooroodu Road Thorneside QLD 4158	Concurrence Agency Referral	13/06/2017	NA	Approved	10

Decisions Made Under Delegated Authority 11.06.2017 to 17.06.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002125	Operational Work - Fill in dam	Colin MEARS	1-35 Duke Street Wellington Point QLD 4160	Code Assessment	14/06/2017	NA	Development Permit	1
MC007707	Permissible change to existing approval for aged care facility	RSL Care Limited	91-99 King Street Thornlands QLD 4164	Impact Assessment	22/06/2005	13/06/17	Approved	3
OPW002195	Landscape Works - Commercial Office	Bold Tomorrow No.1 Pty Ltd As Trustee	1-3 Magnolia Parade Victoria Point QLD 4165	SPA - 15 Day Compliance Assessment	12/06/2017	NA	Compliance Certificate Approved	4

CATEGORY 3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013851	Shop, Refreshment Establishment, Vehicle Parking Station and Extension to Hotel	RSL Care Limited	201 Middle Street Cleveland QLD 4163	Impact Assessment	16/06/2005	NA	Approved	3

Decisions Made Under Delegated Authority 18.06.2017 to 24.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004261	Design and Siting - Carport	The Certifier Pty Ltd	226 Wellington Street Ormiston QLD 4160	Concurrence Agency Referral	20/06/2017	NA	Approved	1
BWP004340	Design and Siting - Garage and Patio	Building Code Approval Group Pty Ltd	18 Edie Terrace Wellington Point QLD 4160	Concurrence Agency Referral	22/06/2017	NA	Approved	1
BWP004356	Design and Siting - Patio	The Certifier Pty Ltd	22 Prunda Circuit Wellington Point QLD 4160	Concurrence Agency Referral	22/06/2017	NA	Approved	1
ROL006032	Standard Format: 1 into 2 Lots	Geraint Kevin MATHIAS	30-32 Nelson Street Ormiston QLD 4160	Code Assessment	22/06/2017	NA	Development Permit	1
BWP004294	Design & Siting - Carport	David James STANLEY	2 Sauterne Street Thornlands QLD 4164	Concurrence Agency Referral	22/06/2017	NA	Approved	3
BWP004337	Design and Siting - Dwelling	Capital Building Approvals	45 Burrum Street Thornlands QLD 4164	Concurrence Agency Referral	20/06/2017	NA	Approved	3
BWP004338	Design and Siting - Deck	Fastrack Building Certification	16 Kite Crescent Thornlands QLD 4164	Concurrence Agency Referral	21/06/2017	NA	Approved	3
BWP004344	Design and Siting - Block Wall	Professional Certification Group Pty Ltd	17 Arctic Street Thornlands QLD 4164	Concurrence Agency Referral	19/06/2017	NA	Approved	3

Decisions Made Under Delegated Authority 18.06.2017 to 24.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004349	Design and Siting - Dwelling	Checkpoint Building Surveyors (Coomera)	66 Burrum Street Thornlands QLD 4164	Concurrence Agency Referral	21/06/2017	NA	Approved	3
BWP004318	Combined Design and Siting and Build Over or Near Underground Infrastructure - Carport	The Certifier Pty Ltd	17 Manuela Street Victoria Point QLD 4165	Concurrence Agency Referral	23/06/2017	NA	Approved	4
BWP004333	Design and Siting - Boatport	Building Code Approval Group Pty Ltd	11 Orana Esplanade Victoria Point QLD 4165	Concurrence Agency Referral	20/06/2017	NA	Approved	4
MCU013838	Dual Occupancy	East Coast Surveys Pty Ltd	84 Sycamore Parade Victoria Point QLD 4165	Code Assessment	18/11/2016	20/06/17	Development Permit	4
ROL006153	Boundary Realignment - 2 into 2 lots	East Coast Surveys Pty Ltd	26-28 Fir Street Victoria Point QLD 4165	Code Assessment	21/06/2017	NA	Development Permit	4
BWP004303	Design and Siting - Dwelling House	Applied Building Approvals	64 Bay Drive Russell Island QLD 4184	Concurrence Agency Referral	22/06/2017	NA	Approved	5
BWP004331	Design and Siting - Dwelling	Rea Investments Queensland Pty Ltd	4 Talburpin Esplanade Redland Bay QLD 4165	Concurrence Agency Referral	20/06/2017	NA	Approved	5
MCU013983	Dwelling House	Kcw Developments	19 Highland Ridge Road Russell Island QLD 4184	Code Assessment	20/06/2017	NA	Development Permit	5
BWP004329	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	107 Brookvale Drive Victoria Point QLD 4165	Concurrence Agency Referral	19/06/2017	NA	Approved	6
MCU013982	Dwelling House	Colleen Coyne NELSON	282 Avalon Road Sheldon QLD 4157	Code Assessment	22/06/2017	NA	Development Permit	6

Decisions Made Under Delegated Authority 18.06.2017 to 24.06.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006124	Standard Format : 1 into 2	Place Design Group Pty Ltd	35-51 Kinross Road Thornlands QLD 4164	Impact Assessment	22/06/2017	NA	Development Permit	7
OPW002191	Advertising Devices (5 signs)	Viva Property Group Pty Ltd	42-48 Shore Street West Ormiston QLD 4160	Code Assessment	20/06/2017	NA	Development Permit	8
BWP004312	Design & Siting - Carport	The Certifier Pty Ltd	33 Makaha Drive Birkdale QLD 4159	Concurrence Agency Referral	20/06/2017	NA	Approved	10
BWP004336	Design and Siting - Carport	The Certifier Pty Ltd	30 Claremont Street Birkdale QLD 4159	Concurrence Agency Referral	20/06/2017	NA	Approved	10
MCU013989	Dwelling House	The Certifier Pty Ltd	56 Queens Esplanade Thornside QLD 4158	Code Assessment	20/06/2017	NA	Development Permit	10

Decisions Made Under Delegated Authority 18.06.2017 to 24.06.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002094	Operational Works - 10 Storey Apartment Building - 59 Units	Peter Matthew ENDACOTT	140 Middle Street Cleveland QLD 4163	SPA - 15 Day Compliance Assessment	23/06/2017	NA	Compliance Certificate Approved	2
BWP004293	Building over/near relevant infrastructure - Shipping Container	Applied Building Approvals	South Street Depot 199-205 South Street Cleveland QLD 4163	Concurrence Agency Response	21/06/2017	NA	Approved	3
MCU013941	Multiple Dwelling x 8	Provincial Building Pty Ltd	11 Base Street Victoria Point QLD 4165	Code Assessment	22/06/2017	NA	Refused	4
BWP004257	Build Over Sewer (Carports)	Buildon Certification	1 The Boulevard Redland Bay QLD 4165	Concurrence Agency Response	21/06/2017	NA	Approved	5

11.1.2 PLANNING & ENVIRONMENT COURT MATTERS CURRENT AS AT 27 JUNE 2017

Objective Reference:	A2349968 Reports and Attachments (Archives)
Authorising Officer:	Kim Kerwin Acting General Manager Community & Customer Services
Responsible Officer:	Stephen Hill Acting Group Manager City Planning & Assessment
Report Author:	Emma Martin Acting Principal Planner, Planning Assessment

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. 4 day trial to commence on 1 August 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 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. Appointed experts (except planning) to meet and prepare joint reports prior to mediation. Mediation scheduled for 7 June 2017. Next Court review date 20 July 2017.

4.	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 held on 8 May 2017. Review scheduled for 13 July 2017. Hearing set for 5 days in September 2017.

5.	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. Hearing held on 21 June 2017. Extension of relevant period (to 29 April 2021) approved by the Court.

6.	File Number:	1476 of 2017 (MC008414)
Applicant:		Cleveland Power Pty Ltd
Application Details:		Request to extend the relevant period – Biomass Power Plant at 70-96 Hillview Road, Mount Cotton (Lot 2 on RP30611)
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 27 April 2017.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

There are no other current matters.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.1.3 CP&A FEES & CHARGES AMENDMENTS

Objective Reference: A2435250
Reports and Attachments (Archives)

Attachments:

1. [2017-2018 Interim and Final Fees and Charges Schedule Supporting Information](#)
2. [Conditioned Works Assessment Proposed Fee Schedule](#)
3. [2017-2018 Interim Fees and Charges Amendments](#)
4. [2017-2018 Final Fees and Charges Amendments](#)

Authorising Officer: Kim Kerwin
Acting General Manager Community and Customer Services

Responsible Officer: Stephen Hill
Acting Group Manager City Planning & Assessment

Report Author: Hayley Saharin
Acting Business Process & Performance Officer

PURPOSE

The purpose of this report is to:

1. amend the 2017-2018 Interim and Final Fees and Charges Schedule Supporting Information to reflect administrative updates and legislative changes; and
2. amend the 2017-2018 Interim and Final Fees and Charges Schedule which contains administrative errors; and
3. propose a new fee for a newly established Conditioned Works Assessment (CWA).

BACKGROUND***Fees and Charges Schedule Updates***

The 2017-2018 Interim and Final Fees and Charges Schedule were adopted at a Special Budget Meeting on 26 June 2017. Following a review of the adopted Schedules, administrative amendments to both Supporting Information documents are required.

In addition, a small number of fee definitions within both Schedules have been identified as incorrect and must be amended to reflect current and future application processing.

Conditioned Works Assessment (CWA)

Under the *Planning Act 2016* (the Act), Compliance Assessment associated with a Material Change of Use (MCU) is no longer applicable for applications received after 3 July. To ensure the efficient operation of the new planning framework for Council, a Conditioned Works Assessment (CWA) will be introduced. The CWA would be conditioned on new MCU applications for inspection and sign off of documents or works. Due to the late nature of the planning reform finalisation and delay in the City Plan commencing, a new fee for CWA applications is now proposed.

ISSUES

Fees and Charges Schedule Updates

Both the Interim Fees and Charges Schedule Supporting Information and Final Fees and Charges Schedule Supporting Information reflect incorrect terminology with regards to the new *Planning Act 2016*. To ensure consistency with the new legislation and maintain customer expectations, it is a requirement that the correct terminology be reflected in the Schedules. Attachment 1 provides the updated Supporting Information.

Three fee descriptions have been incorrectly entered into the Interim Schedule. Attachment 3 outlines the errors and subsequent amendments required. These description changes are consistent with the new legislation.

Eight fee descriptions have been incorrectly entered into the Final Schedule. Attachment 4 outlines the errors and subsequent amendments required. These description changes are consistent with the new legislation.

It is important to note that these are not new fees and are consistent in alignment with the new *Planning Act 2016*.

Conditioned Works Assessment

As Conditioned Works Assessment (CWA) is a new process, an appropriate fee should be set for cost recovery purposes as provided for under section 97 of the *Local Government Act 2009*. CWA will replace Compliance Assessment for Material Change of Use applications received from 3 July.

The structure of the Compliance Assessment fee has been amended for CWA to simplify how it is calculated. The current fees and charges schedule calculates Compliance Assessment based on a GFA (Gross Floor Area) and Non-GFA (Non-Gross Floor Area). In lieu of using GFA and Non-GFA components, the fee will refer to the area of site works. Applicants will pay the base fee (as is currently the case) and a fee for every 1000m² of site area (rounded to the nearest 1000m²).

The base fee previously used for Engineering Compliance Assessment and Landscaping Compliance Assessment will be maintained for CWA. The removal of the GFA component will reduce the fee amount but more accurately reflect the extent of assessment being undertaken for a CWA.

The fees and charges for Operational Works assessment associated with a Material Change of Use will remain as per the 2017-2018 Interim and Final Fee Schedules. This fee will continue to be charged on any Compliance Assessment applications lodged as a result of conditions in the original development approval provided under the repealed *Sustainable Planning Act 2009*.

STRATEGIC IMPLICATIONS

Legislative Requirements

Commencement of the *Planning Act 2016* on 3 July 2017 requires Council's documents to reflect new terminology and requirements.

Risk Management

Updating the Fees and Charges Schedule accurately reflects Council's fee for service.

Financial

Due to the new planning framework and changes to assessment process there is potential for applicants to lodge material differently in the future. There is scope to revisit the City Planning and Assessment fees once the framework is better established in our processes to ensure fees reflect the services being provided by Council.

People

No impact identified.

Environmental

There is no known impact to the environment.

Social

No impact identified.

Alignment with Council's Policy and Plans

This report supports Councils Corporate Plan 2015-2020 outcome area of Wise Planning and Design in delivering an effective and efficient development assessment process that is consistent with legislation and community expectations.

CONSULTATION

The Group Manager City Planning and Assessment and the Finance Manager Business Partnering Group, have been consulted on this matter and support the recommendation of this report.

OPTIONS

1. That Council resolves to accept the officer's recommendations and attachments to this report.
2. That Council resolves to accept the officer's recommendations and attachments to this report with amendments.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Replace the 2017-2018 Interim Fees and Charges Schedule Supporting Information and the 2017-2018 Final Fees and Charges Schedule Supporting Information with Attachment 1;**
2. **Amend the 2017-2018 Interim Fees and Charges Schedule as outlined in *Column 2 – Changes of Attachment 3* and the 2017-2018 Final Fees and Charges Schedule as outlined in *Column 2 – Changes of Attachment 4*; and**
3. **Adopt the new fees for Conditioned Works Assessment as outlined in the *Proposed Column - Attachment 2* and insert into the 2017-2018 Interim and Final Fee Schedule underneath Operational Works Assessment (associated with Material Change of Use) with the same fee descriptions.**

SCHEDULE SUPPORTING INFORMATION

1. REFUNDS

1.1 Refund Processing Fee

In those instances where Council is refunding part or all of a fee, a refund processing fee is payable as detailed in the table below (except in the case of Council error or for Dog or Cat Registration refunds as per item 1.3 below):

Refund Amount	Refund Processing Fee
\$0 - \$24.99	*Not applicable
\$25 - \$199.99	50% of refund amount
\$200 or greater	\$100

*Note: No refunds will be issued for amounts under \$25 except in the case of Council error.

1.2 Refund of Fees for Withdrawn Applications

If the application is withdrawn before it is decided by Council a percentage of the application fee will be refunded depending on the assessment stage reached at the time of the withdrawal:

Stage of Application	Refund Percentage
Application Part	80%
Information and Referral Part	50%
Notification Part	20%
Decision Part	Nil

Note: All requests to withdraw applications must be made in writing.

Prior to payment the total amount of the refund to be paid will be reduced by the amount of the refund processing fee as set in item 1.1 above.

1.3 Refund of Fees for Dog or Cat Registration

A pro rata refund is available for dog or cat registrations under the following circumstances:

- Death of an Animal
- Relocation from City Area
- Animal is given away

Documented evidence to support the refund request is required.

Note: Dog or Cat Registration refunds are exempt from the Refund Processing Fee.

2. PHOTOCOPY FEE (for Local Laws and Policy Documents only)

Photocopying fees are used consistently across Redland City Council and the cost per page is outlined on page 1, Redland City Council Fee Schedule Supporting Information.

Copies of a Local Law (including Certified) and Policy Documents	Cost
6 pages or less	Cost per page as per Redland City Council Fee Schedule Supporting information, page 1
7 pages or more	\$7.00

3. DISCRETIONARY FEE CALCULATIONS AND DISCOUNTS

3.1 Discretionary Fee Reduction

Requests to determine an appropriate fee or reduce the application fee when a strict application of the scheduled fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set, may be approved upon application.

Requests are required to be made in writing and accompanied by relevant supporting documentation. Should the delegated officer be unable or unwilling to determine a reduced fee at the time of lodgement (for example, in the case of impact assessable applications where the potential for submissions is a factor in consideration of any discount), the applicant is to pay the scheduled fee and any discount will be determined when the application is decided, at which time any part-refund will be paid. In determining requests for fee discounts, the delegated officers are to consider and document the following factors:

1. Level of assessment – including applicable zones and overlays;
2. Likelihood of submissions objecting to the proposal;
3. Intensity, scope and scale of proposed development;
4. Number of referral agencies and complexity of referral triggers;
5. Complexity of the technical requirements in support of the applications;
6. Anticipated workload;
7. Political and community interest and sensitivity; and
8. Total calculated fee according to schedule and compared with fees for similar applications in Redland City Council's supporting schedule as well as other Councils.

A required fee may be refunded or waived under Council's POL-3120 Discounts and Waivers of Fees, Charges and Infringements Policy or the *Planning Act 2016*, section 109.

1. Circumstances for waiving all or part of a required fee apply to –
 - a) A development application; or
 - b) A change application; or
 - c) An extension application; or
 - d) The referral, under section 54 of the *Planning Act 2016*, of a development application or change application to a referral agency.
2. For section 109(b) of the *Planning Act 2016*, all or part of the required fee for the application or referral may be waived if the application or referral is made by a registered non-profit organisation.

Note that all discounts and fee waivers and discounts are to be recorded in the Fee Discount Register maintained by the administering group.

3.2 Missing Fee Calculation

The General Manager Community and Customer Services or the Group Manager City Planning & Assessment may determine an appropriate fee for a use or service not specified in the fee schedule.

3.3 Bona-fide Charities and Not for Profit Organisations

A discount/rebate of 25% will be applied for bona-fide charities and not for profit organisations which meet the following criteria:

1. Endorsed as a charity by the Australian Taxation Office; or
2. An incorporated association under the *Associations Incorporation Act 1981* which is not a club licensed under the *Liquor Act 1992*; or
3. An incorporated association under the *Associations Incorporation Act 1981* which is a club licensed under the *Liquor Act 1992*, if the applicant:
 - 3.1 Does not have an existing management agreement with another licensed club; and
 - 3.2 Has no more than 20 gaming machines licensed in accordance with the *Gaming Machine Act 1991*; and
 - 3.3 The applicant is the owner of the premises the subject of the development application.

Supporting documentation confirming the status as an eligible charity or not for profit organisation must be supplied with the application to receive the discount at lodgement.

Note: This discount does not apply to infrastructure charges.

3.4 Multiple Discounts

Where applicants meet the criteria for multiple discounts/rebates, discounts will be applied in the following order:

- Charity/not for profit organization; then
- Other discounts.

Discounts will be applied to the balance of the fee following the application of the previous discount.

4. RESUBMISSION OF A LAPSED APPLICATION

City Planning & Assessment Group

Where a development application for building work, operational work, reconfiguring a lot, or material change of use has lapsed and a new development application is submitted, a 25% discount of the current scheduled application fee will apply. This is subject to the following requirements being satisfied:

1. A new application is resubmitted within 6 months of a previous application lapsing; and
2. The new application is generally consistent with the lapsed application; and
3. There have been no changes to the following:
 - a. Planning Scheme provisions applicable to the proposal;
 - b. Building Act provisions applicable to the proposal; and
4. The reduced fee is only applicable on first resubmission of a lapsed application.

Note – This discount does not apply to building document lodgement and inspection fees.

5. CONTRIBUTIONS AND SECURITY BONDS

5.1 Security Bonds

These bonds will be determined as per the Redland City Council policy. The security bonds that can be included are:

Uncompleted Works Bond: based on 120% of the value of the uncompleted works

Performance Bonds:

- Road Cleaning
- Road Opening
- Landscaping
- Internal Works
- External Works
- Environmental Park
- General Purpose
- Development Works – General

Significant Vegetation Bonds

As Constructed Information Bonds

Maintenance Bonds (Security)

5.2 Contributions

- Tree Planting Contribution (street trees) Koala Tree off-set Contribution
- SEQ Koala Conservation SPRP off-set Contribution

6. INFRASTRUCTURE CHARGES

Adopted infrastructure charges for development applications lodged from 1 July 2011 are not listed in this document. The infrastructure charges are subject to a Council resolution pursuant to section 113 of the *Planning Act 2016*. The resolution may be amended from time to time and in accordance with section 112 of the *Planning Act 2016*, whereby the Minister may, by regulation, change the amount of the maximum adopted infrastructure charges. Refer to [Council's website](#) for the resolution.

Superseded planning scheme policy infrastructure charges for approvals given prior to 1 July 2011 are also available on Council's website.

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$		Unit	Base Charge \$	GST \$	Final Charge \$
CONDITIONED WORKS ASSESSMENT (ASSOCIATED WITH MATERIAL CHANGE OF USE)							PROPOSED			
ENGINEERING ASSESSMENT							CURRENT			
COMMERCIAL, COMMUNITY AND OTHER USES										
<i>As defined in the Redlands Planning Scheme.</i>										
OPWMC1.4	Commercial, Community and Other Uses (max. 4 inspections)	base fee + per unit	-	-	\$2,787 (base fee) plus \$86 per 100m ² of GFA above 100m ² plus \$110 per 1,000m ² of non GFA associated with the use above 1,000m ²		base fee + per unit	-	-	\$2,787 (base fee) plus \$120 per 1000m ² of site area associated with the works (rounded up to the nearest 1000m ²)
INDUSTRIAL AND INFRASTRUCTURE USES										
<i>As defined in the Redlands Planning Scheme.</i>										
OPWMC1.5	Industrial and Infrastructure Uses (max. 3 inspections)	base fee + per unit	-	-	\$2,787 (base fee) plus \$86 per 100m ² of GFA above 100m ² plus \$110 per 1,000m ² of non GFA associated with the use above 1,000m ²		base fee + per unit	-	-	\$2,787 (base fee) plus \$120 per 1000m ² of site area associated with the works (rounded up to the nearest 1000m ²)
RESIDENTIAL & TOURIST ACCOMMODATION										
<i>As defined in the Redlands Planning Scheme.</i>										
OPWMC1.0	Up to 5 units (max. 4 inspections)	per application	4,456.00	-	4,456.00		per application	4,456.00	-	4,456.00
OPWMC1.1	6 to 10 units (max. 4 inspections)	per application	6,684.00	-	6,684.00		per application	6,684.00	-	6,684.00
OPWMC1.2	11 to 40 units (max. 4 inspections)	per application	10,581.00	-	10,581.00		per application	10,581.00	-	10,581.00
OPWMC1.3	More than 40 units (max. 5 inspections)	per application	12,250.00	-	12,250.00		per application	12,250.00	-	12,250.00
SPORT AND RECREATION and RURAL USES										
<i>As defined in the Redlands Planning Scheme.</i>										
OPWMC1.5	Site area <1ha (max. 3 inspections)	per application	1,723.00	-	1,723.00		per application	1,723.00	-	1,723.00
OPWMC1.6	Site area >1ha (max. 4 inspections)	per application	2,292.00	-	2,292.00		per application	2,292.00	-	2,292.00
LANDSCAPING ASSESSMENT										
COMMERCIAL, COMMUNITY AND OTHER USES										
<i>As defined in the Redlands Planning Scheme.</i>										
OPLA1.2	Commercial, Community and Other Uses (incl. 3 inspections)	base fee + per unit	-	-	\$1,377 (base fee) plus \$23 per 100m ² of GFA above 500m ² plus \$23 per 500m ² of non GFA associated with the use above 500m ² or part thereof.		base fee + per unit	-	-	\$1,377 (base fee) plus \$25 1000m2 of site area associated with the works (rounded up to the nearest 1000m2)
INDUSTRIAL AND INFRASTRUCTURE USES										
<i>As defined in the Redlands Planning Scheme. Note: includes 3 inspections.</i>										
OPLA1.3	Industrial and Infrastructure Uses (incl. 3 inspections)	base fee + per unit	-	-	\$1,377 (base fee) plus \$23 per 100m ² of GFA above 500m ² plus \$23 per 500m ² of non GFA associated with the use above 500m ² .		base fee + per unit	-	-	\$1,377 (base fee) plus \$25 1000m2 of site area associated with the works (rounded up to the nearest 1000m2)
RESIDENTIAL & TOURIST ACCOMMODATION										
<i>As defined in the Redlands Planning Scheme.</i>										
OPLA1.0	1 to 50 units (incl. 3 inspections)	base fee + per unit	-	-	\$1,490 plus \$23 per unit above 5 units		base fee + per unit	-	-	\$1,490 plus \$25 per unit above 5 units
OPLA1.1	More than 50 Units (incl. 4 inspections)	base fee + per unit	-	-	\$2,518 plus \$11 per unit above 50 units		base fee + per unit	-	-	\$2,518 plus \$15 per unit above 50 units
SPORT & RECREATION & RURAL USES										
<i>As defined in the Redlands Planning Scheme.</i>										
OPLA1.4	Site area <1ha (incl. 3 inspections)	per application	1,723.00	-	1,723.00		per application	1,723.00	-	1,723.00
OPLA1.5	Site area >1ha (incl. 3 inspections)	per application	2,290.00	-	2,292.00		per application	2,290.00	-	2,292.00

2017-2018 INTERIM FEES AND CHARGES

City Planning & Assessment – General Fees

COLUMN 1 - CURRENT		COLUMN 2 - CHANGES													
<p>Notes:</p> <p>All fee calculations are part thereof (charged in whole increments). For example: Rural Use applications have an increment of 100m2 therefore an application with a GFA of 510m2 would be rounded up to 600m2.</p> <p>Fee Multipliers apply to fee calculations, based on the following:</p> <table border="0"> <tr> <td>* Compliance Assessment</td> <td>1</td> </tr> <tr> <td>* Code Assessment</td> <td>1</td> </tr> <tr> <td>* Impact Assessment</td> <td>1.5</td> </tr> </table>		* Compliance Assessment	1	* Code Assessment	1	* Impact Assessment	1.5	<p>Notes:</p> <p>All fee calculations are part thereof (charged in whole increments). For example: Rural Use applications have an increment of 100m2 therefore an application with a GFA of 510m2 would be rounded up to 600m2.</p> <p>Fee Multipliers apply to fee calculations, based on the following:</p> <table border="0"> <tr> <td>* Code Assessment</td> <td>1</td> </tr> <tr> <td>* Impact Assessment</td> <td>1.5</td> </tr> <tr> <td>* Impact Assessment – Inconsistent</td> <td>2</td> </tr> </table>		* Code Assessment	1	* Impact Assessment	1.5	* Impact Assessment – Inconsistent	2
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* Impact Assessment	1.5														
* Code Assessment	1														
* Impact Assessment	1.5														
* Impact Assessment – Inconsistent	2														
<p>Preliminary Approval, Variation Request and Subsequent Development Permit</p> <p>The application fee for a Preliminary Approval, under section 49 of the Planning Act 2016, will be 100% of the relevant fee for a development permit listed in the fee schedule.</p>		<p>Preliminary Approval, Variation Request and Subsequent Development Permit</p> <p>The application fee for a Preliminary Approval, under section 49 of the Planning Act 2016, will be 100% of the relevant fee for a development permit listed in the fee schedule.</p>													
<p>OP WORKS ASSESSMENT ASSOCIATED WITH RECONFIGURING A LOT</p>															
<p>EXTERNAL AND OTHER WORKS</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space up to 5,000m2</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space 5,001m2 - 20,000m2</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space greater than 20,000m2</p> <p>Operational Works - Reconfiguration of a lot (includes 4 inspections)</p>		<p>EXTERNAL AND OTHER WORKS</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space up to 5,000m2</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space 5,001m2 - 20,000m2</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space greater than 20,000m2</p> <p>Operational Works - Reconfiguring a lot (includes 4 inspections)</p>													

2017-2018 FINAL FEES AND CHARGES													
City Planning & Assessment – General Fees													
COLUMN 1 - CURRENT	COLUMN 2 - CHANGES												
<p>Notes:</p> <p>All fee calculations are part thereof (charged in whole increments). For example: Rural Use applications have an increment of 100m2 therefore an application with a GFA of 510m2 would be rounded up to 600m2.</p> <p>Fee Multipliers apply to fee calculations, based on the following:</p> <table> <tr> <td>* Compliance Assessment</td> <td>1</td> </tr> <tr> <td>* Code Assessment</td> <td>1</td> </tr> <tr> <td>* Impact Assessment</td> <td>1.5</td> </tr> <tr> <td>* Impact Assessment – Inconsistent</td> <td>2</td> </tr> </table>	* Compliance Assessment	1	* Code Assessment	1	* Impact Assessment	1.5	* Impact Assessment – Inconsistent	2	<p>Notes:</p> <p>All fee calculations are part thereof (charged in whole increments). For example: Rural Use applications have an increment of 100m2 therefore an application with a GFA of 510m2 would be rounded up to 600m2.</p> <p>Fee Multipliers apply to fee calculations, based on the following:</p> <table> <tr> <td>* Code Assessment</td> <td>1</td> </tr> <tr> <td>* Impact Assessment</td> <td>1.5</td> </tr> </table>	* Code Assessment	1	* Impact Assessment	1.5
* Compliance Assessment	1												
* Code Assessment	1												
* Impact Assessment	1.5												
* Impact Assessment – Inconsistent	2												
* Code Assessment	1												
* Impact Assessment	1.5												
PLANNING ASSESSMENT - MATERIAL CHANGE OF USE													
<p>RESIDENTIAL - Material Change of Use - Category 4 Dual occupancy, Nature Based Accommodation.</p> <p>Retirement facility and Residential Care Facility (comprising units), Relocatable home park, Multiple dwelling, Short Term accommodation, Tourist park, Resort Complex.</p>	<p>RESIDENTIAL - Material Change of Use - Category 4 Dual occupancy, Nature Based Tourism.</p> <p>Retirement facility and Residential Care Facility (comprising units), Relocatable home park, Multiple dwelling, Short Term accommodation, Tourist park, Rooming Accommodation, Resort Complex.</p>												
PLANNING ASSESSMENT - RECONFIGURATION													
<p>CATEGORY A - RECONFIGURATION STANDARD FORMAT, BUILDING FORMAT & VOLUMETRIC Notes: Includes Compliance Assessment under SPA. Includes Subdivision incorporating a Community Titles Scheme. No fee is applied to lots proposed to be dedicated as park.</p>	<p>CATEGORY A - RECONFIGURATION STANDARD FORMAT, BUILDING FORMAT & VOLUMETRIC Notes: Includes Subdivision incorporating a Community Titles Scheme. No fee is applied to lots proposed to be dedicated as park.</p>												
<p>PLAN SEALING (COMPLIANCE ASSESSMENT)</p>	<p>PLAN SEALING</p>												
OP WORKS ASSESSMENT ASSOCIATED WITH RECONFIGURING A LOT													
<p>EXTERNAL AND OTHER WORKS</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space up to 5,000m2</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space 5,001m2 - 20,000m2</p> <p>Landscaping Assessment for Open Space associated with ROL application - area of open space greater than 20,000m2</p> <p>Operational Works - Reconfiguration of a lot (includes 4 inspections)</p>	<p>EXTERNAL AND OTHER WORKS</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space up to 5,000m2</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space 5,001m2 - 20,000m2</p> <p>Landscaping Assessment for Open Space associated with RAL application - area of open space greater than 20,000m2</p> <p>Operational Works - Reconfiguring a lot (includes 4 inspections)</p>												

11.2 INFRASTRUCTURE & OPERATIONS**11.2.1 REDLANDS BOAT CLUB INC – LEASE RENEWAL**

Objective Reference: A2375529
Reports and Attachments (Archives)

Attachment: [Redland's Boat Club](#)

Authorising Officer: Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Laura Twining
Acting Senior Leasing Officer

PURPOSE

The purpose of this report is to gain Council approval to renew the current trustee lease to Redlands Boat Club Inc. over the whole of Lot 129 SL10826, described as 1-9 William Street Cleveland.

BACKGROUND

Council hold Lot 129 SL10826, described as 1-9 William Street Cleveland, under trusteeship from the State.

Redlands Boat Club Inc. has held a lease on this site since 1 January 1988 and built their club house in 1989. Their current lease is due to expire on 31 December 2017 and a lease renewal is requested for a term of 30 years.

The Redlands Boat Club Inc. strives to promote social interaction among its members and the community by organising fishing events, day and overnight cruising events, Friday night meals at the clubhouse, monthly members' meetings and other social boating type events.

The club offers its members a secure, locked compound for vehicle and boat trailer parking, use of a private dual lane boat ramp and pontoon, toilet and shower facilities, outdoor recreation area, use of a boat and trailer wash down bay and access to the clubhouse which includes a club hall and fully equipped commercial kitchen and bar. Their facilities encourage recreation in Raby and Moreton Bays (and beyond).

Redlands Boat Club was established in 1975, has approximately 488 members and is financially sound. Throughout the term of their current lease, the club has proven its sustainability and dedication to community support.

ISSUES

The current use of the premises was determined inconsistent with the primary purpose of reserve R3864 being Local Government. Accordingly, a Land Management Plan (LMP) was submitted to the Department of Natural Resources & Mines (DNRM) for approval of the use and proposed 30-year lease to Redlands Boat Club Inc. The LMP was approved and recorded on the reserve title.

The approved LMP states that the club has no current plans for intensification of use. It is proposed that an additional clause be included in the lease requiring a review of the LMP should the club decide to expand the clubhouse during the 30-year term.

In addition to the above, it is proposed that the new lease include a clause providing specific access provisions to Council as required, in order to complete necessary maintenance works to the adjacent breakwater and marine area.

Approval of a new lease to Redlands Boat Club Inc. will give the club more viability to continue their current community support.

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

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. Redlands Boat Club Inc. meets the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

- All new leases require building and public liability insurance to be maintained by the lessee.
- Facility Services conduct inspections to ensure compliance with occupant safety and building conditions, and there are clauses under the proposed lease to address any non-compliance with these.
- The last building compliance inspection was completed at Redlands Boat Club on 16 February 2017. Identified non-compliances were addressed by the club and proof was provided to the Facilities Services Unit by 27 March 2017.

Financial

Council will not incur any expenses as lease preparation costs, survey and registration in the Titles Office are to be paid by the lessee.

People

This recommendation does not have Council staff implications.

Environmental

This recommendation does not have environmental implications.

Social

Granting a new lease as outlined above will provide support to the Redlands Boat Club which is community-focussed within the Redlands area.

Alignment with Council's Policy and Plans

- Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.
- The Redland City Council Corporate Plan 2015-2020 is supported by this proposal, particularly:

7. Strong and connected communities

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

CONSULTATION

The Acting Senior Leasing Officer has consulted with:

- Community Land & Facilities Panel;
- Senior Engineer Marine & Water Assets;
- Service Manager City Sport & Venues; and
- Group Manager City Spaces.

OPTIONS

Option 1

That Council resolves to:

1. Make, vary or discharge a new lease to Redlands Boat Club Inc. over Lot 129 SL10826 situated at 1-9 William Street Cleveland as shown on the attached site plan, for a term of 30 years;
2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction;
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; and
4. Agree to costs for lease preparation to be paid by the lessee.

Option 2

That Council does not approve a new lease to Redlands Boat Club Inc. and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Make, vary or discharge a new lease to Redlands Boat Club Inc. over Lot 129 SL10826 situated at 1-9 William Street Cleveland as shown on the attached site plan, for a term of 30 years;**
2. **Agree in accordance with s.236(2) of the Local Government Regulation 2012 that s.236(1)(b)(ii) of the Local Government Regulation 2012 applies allowing the proposed lease to a community organisation, other than by tender or auction;**
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; and**
4. **Agree to costs for lease preparation to be paid by the lessee.**

Attachment 1

Redlands Boat Club Inc – Lot 129 SL10826 – Lease area outlined in red



12 MAYORAL MINUTE

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

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 Local Government Regulation 2012.

14 NOTICES OF MOTION

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

15 URGENT BUSINESS WITHOUT NOTICE

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

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

16 CLOSED SESSION**16.1 COMMUNITY & CUSTOMER SERVICES****16.1.1 CHANGE TO CHEFS INC. LICENCE TO OCCUPY**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising/Responsible Officer: Kim Kerwin
Acting General Manager Community & Customer
Services

Report Author: Frank Pearce
Acting Group Manager Economic Sustainability & Major
Projects

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

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

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

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

17 MEETING CLOSURE