



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 4 October 2017
commencing at 9.30am

The Council Chambers
91-93 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.....	1
4	RECOGNITION OF ACHIEVEMENT.....	1
5	RECEIPT AND CONFIRMATION OF MINUTES	1
5.1	GENERAL MEETING MINUTES 6 SEPTEMBER 2017	1
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	1
6.1	REQUEST FOR REPORT – AREA SURROUNDING BIRKDALE SCHOOL OF ARTS.....	1
6.2	REQUEST FOR REPORT – FIRE MANAGEMENT PLANS	1
7	PUBLIC PARTICIPATION	1
8	PETITIONS AND PRESENTATIONS.....	2
9	MOTION TO ALTER THE ORDER OF BUSINESS	2
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS.....	2
11	REPORTS TO COUNCIL	5
11.1	ORGANISATIONAL SERVICES	5
11.1.1	AUGUST 2017 MONTHLY FINANCIAL REPORT	5
11.1.2	PROCEED WITH VARIOUS LOCAL LAW AMENDMENTS.....	9
11.1.3	CORONER’S REPORT INTO THE DEATH OF ETHAN STEPHENSON	27
11.1.4	FEDERAL COURT NATIVE TITLE CLAIM QUD125/2017.....	30
11.2	COMMUNITY & CUSTOMER SERVICES.....	32
11.2.1	DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2, & 3 DEVELOPMENT APPLICATIONS	32
11.2.2	PLANNING & ENVIRONMENT COURT MATTERS AS AT 20 SEPTEMBER 2017	34
11.2.3	MCU013762 – 39 BUNKER ROAD, VICTORIA POINT HEALTH CARE CENTRE – DENTIST	37
11.2.4	LIBRARY STRATEGY 2017-2022	48
11.2.5	LOCAL GOVERNMENT INFRASTRUCTURE PLAN.....	53
11.2.6	DRAFT MULTIPLE DWELLING DESIGN GUIDE.....	58
11.3	INFRASTRUCTURE & OPERATIONS.....	61

	11.3.1 REDLANDS SOFTBALL ASSOCIATION INC – LEASE RENEWAL.....	61
12	MAYORAL MINUTE	65
13	NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS	65
14	NOTICES OF MOTION.....	65
	14.1 NOTICE OF MOTION – CR EDWARDS	65
	14.1.1 CLOSED CIRCUIT SECURITY SMBI CHAMBER OF COMMERCE.....	65
	14.2 NOTICE OF MOTION – CR EDWARDS	65
	14.2.1 ENGAGE WITH DET RE KINGS ROAD RUSSELL ISLAND.....	65
	14.3 NOTICE OF MOTION – CR BOGLARY	66
	14.3.1 NATURAL ENVIRONMENT POLICY POL-3128	66
15	URGENT BUSINESS WITHOUT NOTICE.....	66
16	CLOSED SESSION.....	67
	16.1 ORGANISATIONAL SERVICES	67
	16.1.1 REFUND AND BDO REPORT	67
	16.2 COMMUNITY & CUSTOMER SERVICES.....	68
	16.2.1 RESUMPTION OF EASEMENT FOR OPEN SPACE	68
	16.2.2 SOLE SUPPLIER – AERIAL APPLICATION OF MOSQUITO TREATMENTS.....	69
	16.2.3 CLEVELAND LIBRARY ENVIRONMENTAL MANAGEMENT REGISTER	70
	16.3 INFRASTRUCTURE & OPERATIONS.....	71
	16.3.1 PDG-42781 & PDG-42782 REQUEST FOR DELEGATED AUTHORITY FOR PROJECTS OVER \$2M	71
	16.3.2 LAND ACQUISITION – ALEXANDRA HILLS.....	72
17	MEETING CLOSURE.....	72

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 6 SEPTEMBER 2017**

Motion is required to confirm the Minutes of the General Meeting of Council held on 6 September 2017.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 REQUEST FOR REPORT – AREA SURROUNDING BIRKDALE SCHOOL OF ARTS**

At the General Meeting of 6 September 2017 (Item 14.1.1 refers) Council resolved as follows:

That the Chief Executive Officer be requested to prepare a report on the future of the area surrounding the Birkdale School of Arts Hall in relation to the Birkdale Community Hub, as identified in the Redlands Social Infrastructure Strategy 2009: Building Strong Communities.

A report will be presented to a future General Meeting for consideration.

6.2 REQUEST FOR REPORT – FIRE MANAGEMENT PLANS

At the General Meeting of 6 September 2017 (Item 14.2.1 refers) Council resolved as follows:

That the Chief Executive Officer prepares a further report to Council, on the feasibility of publishing a fact sheet for property owners, to assist them in preparing Fire Management Plans for private properties.

A report will be presented to a future General Meeting for consideration.

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 ORGANISATIONAL SERVICES****11.1.1 AUGUST 2017 MONTHLY FINANCIAL REPORT**

Objective Reference:	A2593252 Reports and Attachments
Attachment:	<u>August 2017 Monthly Financial Report</u>
Authorising/Responsible Officer:	Deborah Corbett-Hall Chief Financial Officer
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 August 2017 prior to the finalisation of the end of year process.

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***Timing of general meeting in September 2017***

There was only one general meeting early in September 2017 where the actual financial performance for the financial year up to the end of August 2017 could be reviewed; however, it was not possible for Council's monthly close out processes, required accruals and deferrals to be completed by the date of that meeting. As such the monthly financial report for August 2017 is presented to Council at the general meeting on 4 October 2017.

Opening balances for 2017-18 financial year

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of August may adjust over the coming months until Council receives Queensland Audit Office certification at the end of October 2017.

Capital carryover budget 2017-18

Council adopted a carryover budget on 23 August 2017 to accommodate capital works straddling two financial years. The attached monthly financial report for August includes the carryover budget although as outlined above, the final audited 2016-17 balance sheet accounts will influence the opening balances and budgeted key performance indicators in 2017-18. Until the accounts have been finalised, the monthly financial report will reconcile to the financial management system.

Canal and lake charges change

In the 2016-17 financial year Council decided to temporarily end the special charges levied on canal and lake-front homeowners. The canal and lake reserve balances were frozen and quarantined with the only movement to the reserves being interest earned. The process for issuing refunds for the reserve balances quarantined for maintenance and repairs since 2011-12, has been worked through and Council will process refunds over the coming months.

Council has since developed a new strategy for the management of the canal and lake estates. Special charges have been levied to canal and lake-front homeowners and the new 2017-18 canal and lake reserves will reflect the current year program for revenue and expenditure.

STRATEGIC IMPLICATIONS

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

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

- Operating surplus ratio;
- Net financial liabilities;
- Ability to pay our bills – current ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial stability – debt to asset ratio;
- Operating performance; and
- Interest coverage ratio.

The following ratios did not meet the target at the end of August 2017:

- Asset sustainability ratio;
- Level of dependence on general rate revenue; and
- Ability to repay our debt – debt servicing ratio.

The asset sustainability ratio did not meet the target at the end of August 2017 and continues to be a stretch target for Council with renewal spend of \$2.70M and depreciation expense of \$9.18M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects grow the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio. The upward revaluation of the infrastructure assets also results in a lower ratio.

Council's Capital Works Prioritisation Policy (POL-3131) demonstrates its commitment to maintaining existing infrastructure and the adoption of a renewal strategy for its existing assets ahead of 'upgrade' and/or 'new' works.

The level of dependence on general rate revenue ratio moves in line with the rating cycle and for August 2017 it is 42.04%, (outside the target range of less than 37.5%). As this is only the second month of the financial year and rates were levied in July, the ratio is expected to settle within the target range at the end of the first quarter.

The percentage of operating income used to meet Council's current debt instalments amounted to 15.26% (target less than or equal to 10%). The spike in this ratio is due to the repayment of QTC borrowings during July. It is expected this ratio will decrease in coming months with an increase of operating income.

Legislative Requirements

The August 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 August 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 August 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 2015-20 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 August 2017 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

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

Monthly Financial Report

August 2017



MAKE A
DIFFERENCE
MAKE IT
COUNT

CONTENTS

1.	Executive Summary	3
2.	Key Performance Indicators	3
3.	Statement of Comprehensive Income	4
4.	Operating Statement	5
5.	Capital Funding Statement	7
6.	Statement of Financial Position	8
7.	Statement of Cash Flows	10
8.	Investment & Borrowings Report	11
9.	Constrained Cash Reserves	12
10.	Redland Water Statements	13
11.	RedWaste Statements	13
12.	Appendix: Additional and Non-financial Information	14
13.	Glossary	15

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 August 2017. The year to date and annual revised budget referred to in this report incorporates the changes from the budget capital carryovers adopted by Council on 23 August 2017.

The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of August may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification at the end of October 2017.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	(11,136)	11,986	10,650	(1,336)	-11%	✗
Recurrent Revenue	261,639	51,237	51,379	142	0%	✓
Recurrent Expenditure	272,775	39,251	40,729	1,478	4%	✗
Capital Works Expenditure	94,860	7,084	6,531	(553)	-8%	✓
Closing Cash & Cash Equivalents	140,234	168,737	165,508	(3,229)	-2%	✗

Council reported an operating surplus for the month of \$10.65M. The income generated from the first quarter rates levy is partially offset by \$313K in credits held. The unfavourable variance in recurrent expenditure is primarily due to above budget contractor and bulk water purchase costs as well as timing of electricity and biosolids cost. As this is only the second month of the year, trends will start to emerge as the first quarter progresses.

Of the \$3.20M for contractors, mowing the city's parks and open spaces was \$290K year to date.

Capital grants, subsidies and contributions are below budget due to timing of developer cash contributions.

Council's capital works expenditure is behind budget by \$553K due to timing of works for a number of projects which are delayed or are still in the early stages of being progressed. Capital works identified that are no longer expected to be undertaken during 2016/2017 have been carried forward to 2017/2018 in the carryover budget review finalised in August 2017.

Constrained cash reserves represent 56% of the cash balance.

2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Status Achieved ✓ Not achieved ✗	Annual Revised Budget	YTD August 2017	Target
Operating Surplus Ratio (%)	✓	-4.26%	20.73%	Between 0% and 10% (on average over the long-term)
Asset Sustainability Ratio (%)	✗	69.34%	29.44%	Greater than 90% (on average over the long-term)
Net Financial Liabilities (%)*	✓	-23.95%	-179.29%	Less than 60% (on average over the long-term)
Level of Dependence on General Rate Revenue (%)	✗	33.93%	42.04%	Less than 37.5%
Ability to Pay Our Bills - Current Ratio	✓	2.74	3.26	Between 1.1 & 4.1
Ability to Repay Our Debt - Debt Servicing Ratio (%)	✗	2.99%	15.26%	Less than or equal to 10%
Cash Balance \$M	✓	\$140.234M	\$165.508M	Greater than or equal to \$50M
Cash Balances - Cash Capacity in Months	✓	7.87	8.36	Greater than 3 months
Longer Term Financial Stability - Debt to Asset Ratio (%)	✓	1.47%	1.37%	Less than or equal to 10%
Operating Performance (%)	✓	17.65%	31.82%	Greater than or equal to 15%
Interest Coverage Ratio (%)**	✓	-0.59%	-0.50%	Less than 5%

* 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)

The budgeted and actual results are based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained in October 2017. The annual revised budgeted balances for 2017/2018 include the changes from the budget carryovers adopted by Council on 23 August 2017. However, until the accounts are finalised in October, the balances will reconcile to the financial management system and may be different to the published carryover budget.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME

For the period ending 31 August 2017

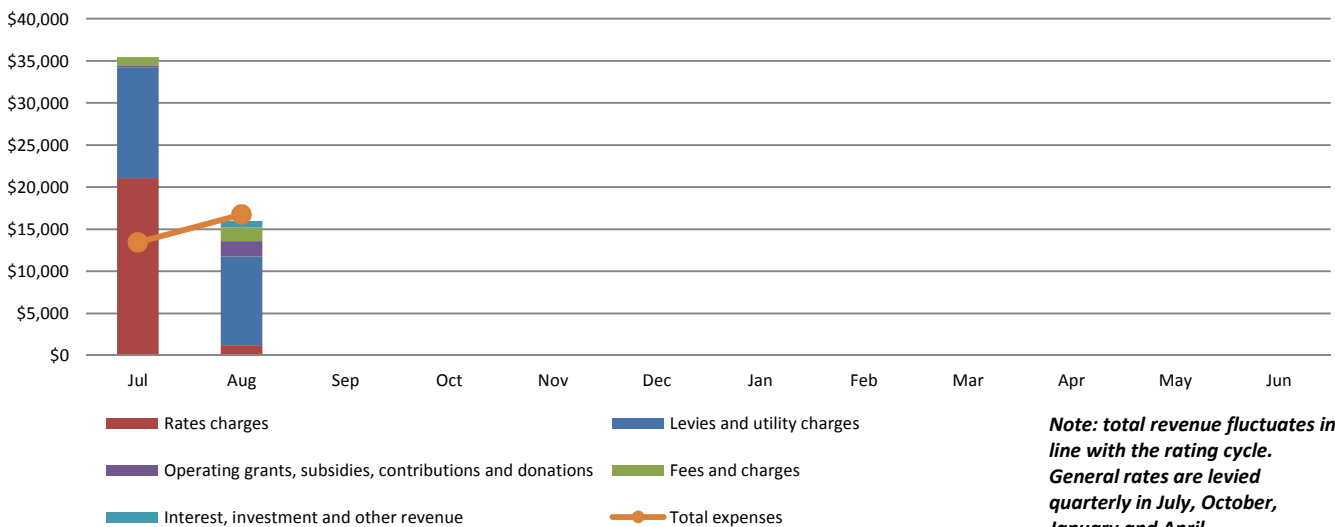
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
Rates, levies and charges	227,186	227,186	45,884	45,155	(729)
Fees and charges	13,048	13,048	1,911	2,623	712
Rental income	839	839	112	194	82
Interest received	4,361	4,361	744	750	6
Investment returns	2,200	2,200	-	-	-
Sales revenue	3,823	3,823	444	512	68
Other income	684	684	24	45	21
Grants, subsidies and contributions	9,497	9,497	2,118	2,100	(18)
Total recurrent revenue	261,639	261,639	51,237	51,379	142
Capital revenue					
Grants, subsidies and contributions	33,013	33,035	4,468	1,835	(2,633)
Non-cash contributions	3,213	3,213	522	-	(522)
Total capital revenue	36,226	36,248	4,990	1,835	(3,155)
TOTAL INCOME	297,865	297,887	56,227	53,214	(3,013)
Recurrent expenses					
Employee benefits	85,677	85,677	14,292	13,948	(344)
Materials and services	125,787	125,787	14,713	16,161	1,448
Finance costs	3,112	3,112	546	569	23
Depreciation and amortisation	58,200	58,200	9,700	10,051	351
Total recurrent expenses	272,775	272,775	39,251	40,729	1,478
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	36	-	(96)	(96)
Total capital expenses	289	36	-	(96)	(96)
TOTAL EXPENSES	273,064	272,811	39,251	40,633	1,382
NET RESULT	24,801	25,076	16,976	12,581	(4,395)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	24,801	25,076	16,976	12,581	(4,395)

4. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 August 2017

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	91,688	91,688	22,922	22,309	(613)
Levies and utility charges	138,824	138,824	23,770	23,641	(129)
<i>Less: Pensioner remissions and rebates</i>	(3,325)	(3,325)	(807)	(795)	12
Fees and charges	13,048	13,048	1,911	2,623	712
Operating grants and subsidies	8,795	8,795	2,015	2,072	57
Operating contributions and donations	702	702	103	28	(75)
Interest external	4,361	4,361	743	750	7
Investment returns	2,200	2,200	-	-	-
Other revenue	5,347	5,347	580	751	171
Total revenue	261,639	261,639	51,237	51,379	142
Expenses					
Employee benefits	85,677	85,677	14,292	13,948	(344)
Materials and services	126,040	126,040	14,785	16,255	1,470
Finance costs other	303	303	69	77	8
Other expenditure	489	489	51	34	(17)
Net internal costs	(741)	(741)	(123)	(128)	(5)
Total expenses	211,767	211,767	29,074	30,186	1,112
Earnings before interest, tax and depreciation (EBITD)	49,872	49,872	22,163	21,193	(970)
Interest expense	2,809	2,809	477	492	15
Depreciation and amortisation	58,200	58,200	9,700	10,051	351
OPERATING SURPLUS / (DEFICIT)	(11,136)	(11,136)	11,986	10,650	(1,336)

Actuals - Total Revenue and Expenses (\$000)



Note: total revenue fluctuates in line with the rating cycle. General rates are levied quarterly in July, October, January and April.

4. OPERATING STATEMENT - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS For the period ending 31 August 2017

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Budget	Actual	Variance
	Budget	Budget	\$000	\$000	\$000
	\$000	\$000			
Levies and utility charges					
Refuse collection rate charge	21,663	21,663	4,315	3,584	(731)
Special charges	4,083	4,083	783	1,020	237
SES separate charge	339	339	85	84	(1)
Environment separate charge	7,568	7,568	1,892	1,891	(1)
Separate charge landfill remediation	2,911	2,911	485	485	-
Wastewater charges	43,647	43,647	7,275	7,172	(103)
Water access charges	18,296	18,296	3,049	3,033	(16)
Water consumption charges	40,317	40,317	5,886	6,372	486
Total levies and utility charges	138,824	138,824	23,770	23,641	(129)

MATERIALS AND SERVICES ANALYSIS For the period ending 31 August 2017

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	34,121	34,131	2,916	3,236	320
Consultants	4,465	4,455	277	133	(144)
Other Council outsourcing costs*	17,355	17,376	2,702	2,596	(106)
Purchase of materials	44,300	44,300	5,755	6,646	891
Office administration costs	7,949	7,950	1,308	1,260	(48)
Electricity charges	5,751	5,751	432	791	359
Plant operations	4,466	4,466	580	784	204
Information technology resources	2,811	2,789	340	333	(7)
General insurance	1,363	1,363	227	222	(5)
Community assistance**	1,619	1,619	147	128	(19)
Other material and service expenses	1,840	1,840	101	126	25
Total materials and services	126,040	126,040	14,785	16,255	1,470

* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

** Community assistance costs represent community related costs including community grants, exhibitions & awards, donations and sponsorships.

EMPLOYEE BENEFITS AND FULL TIME EQUIVALENTS (FTE) For the period ending 31 August 2017

Month	FTE (Council employees and Councillors)*	Total staff wages and salaries (including Councillors) \$000	Annual leave and long service leave entitlements \$000	Superannuation \$000	Other employee related expenses (including agency costs) \$000	Less: capitalised employee expenses \$000	Total operating employee benefits \$000
July	900	5,336	626	635	333	481	6,449
August	899	6,005	702	685	627	520	7,499
Total employee benefits YTD		11,341	1,328	1,320	960	1,001	13,948

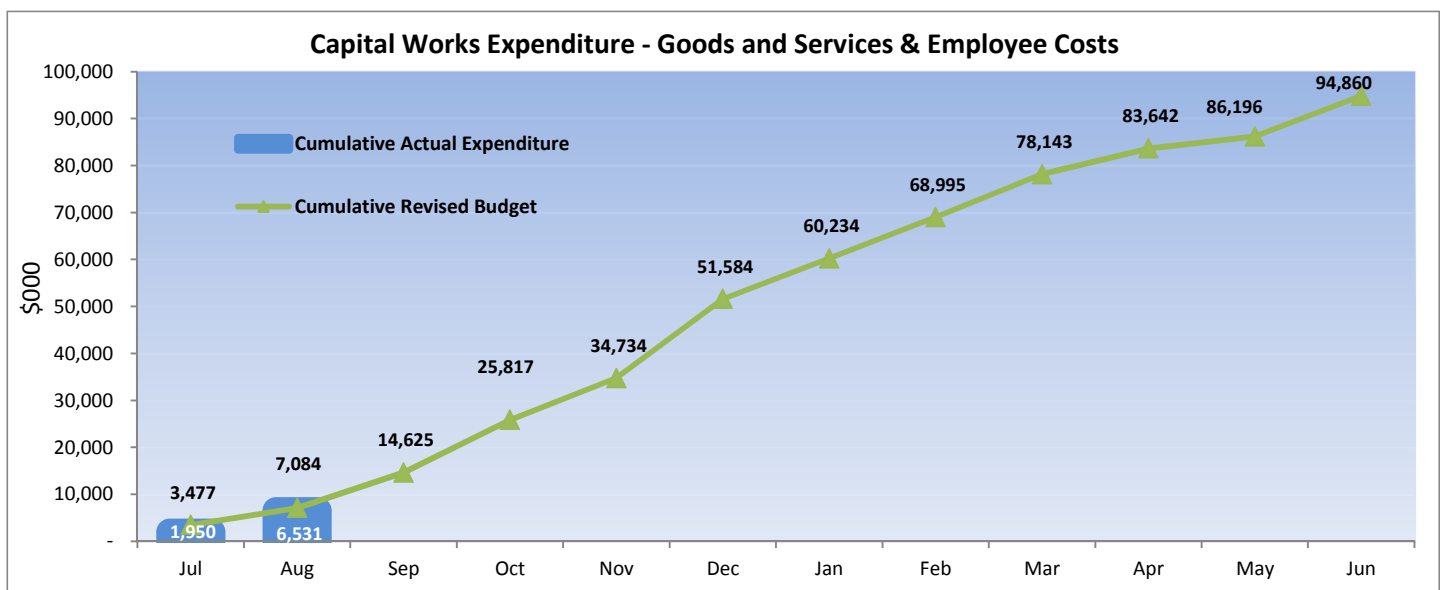
* Refer to page 14 for further information on FTE and headcount.

5. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 August 2017

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Sources of capital funding					
Capital contributions and donations	29,250	29,250	4,287	1,428	(2,859)
Capital grants and subsidies	3,763	3,785	181	407	226
Proceeds on disposal of non-current assets	1,180	1,433	-	109	109
Capital transfers (to) / from reserves	(14,106)	(13,493)	(3,861)	(1,109)	2,752
Non-cash contributions	3,213	3,213	522	-	(522)
New loans	867	867	867	-	(867)
Funding from general revenue	66,106	78,028	12,952	13,047	95
Total sources of capital funding	90,272	103,082	14,948	13,882	(1,066)
Application of capital funds					
Contributed assets	3,213	3,213	522	-	(522)
Capitalised goods and services*	74,965	87,599	6,187	5,530	(657)
Capitalised employee costs*	7,085	7,261	897	1,001	104
Loan redemption	5,010	5,010	7,342	7,351	9
Total application of capital funds	90,272	103,082	14,948	13,882	(1,066)
Other budgeted items					
Transfers to constrained operating reserves	(13,268)	(13,268)	(1,093)	(3,135)	(2,042)
Transfers from constrained operating reserves	11,565	11,565	896	511	(385)
Written down value (WDV) of assets disposed	1,468	1,468	-	13	13

* Total capital works expenditure depicted in the graph below is the total of capitalised goods and services and capitalised employee costs.



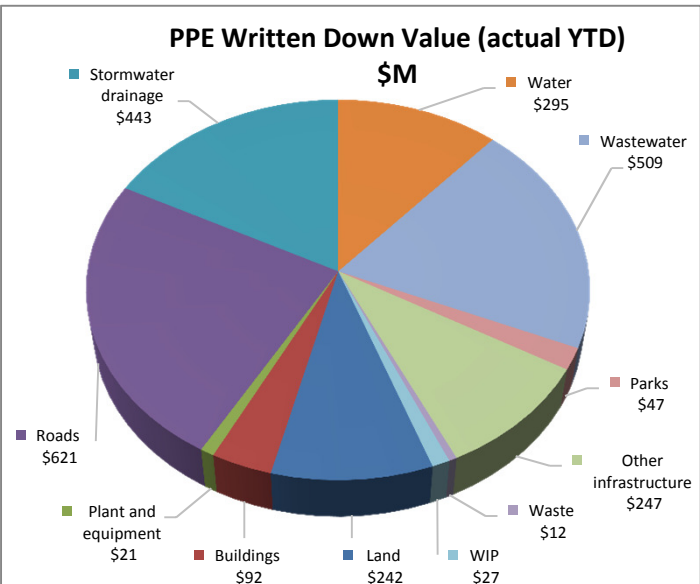
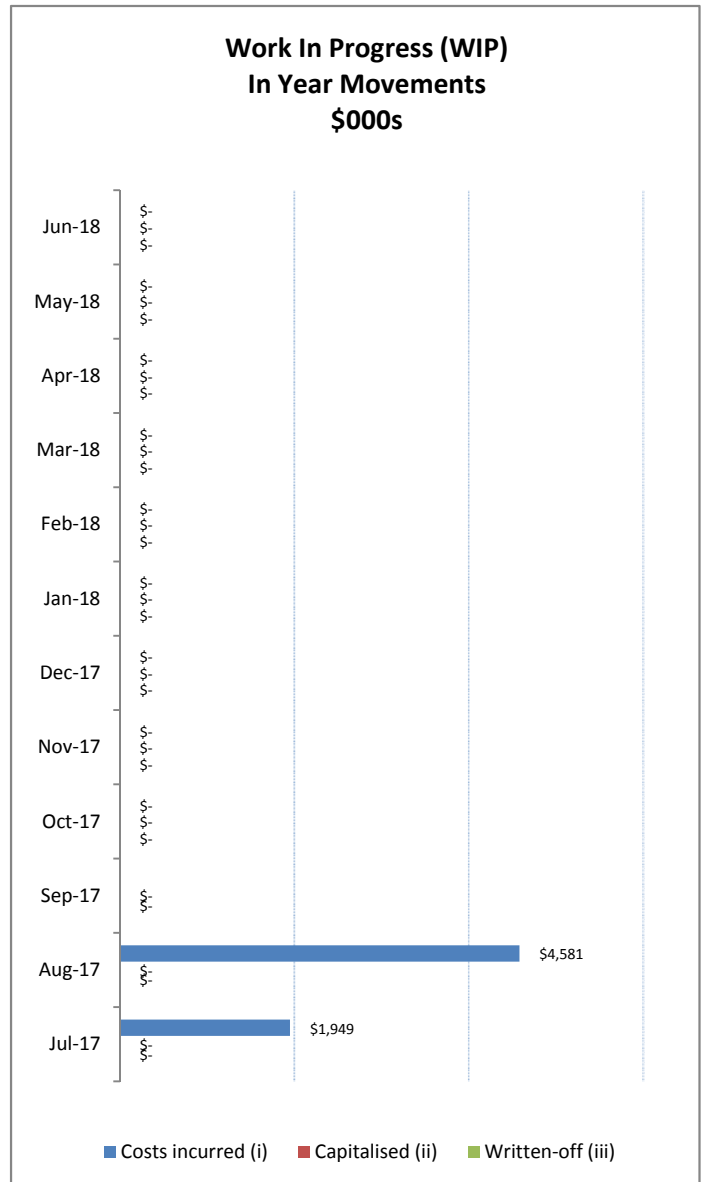
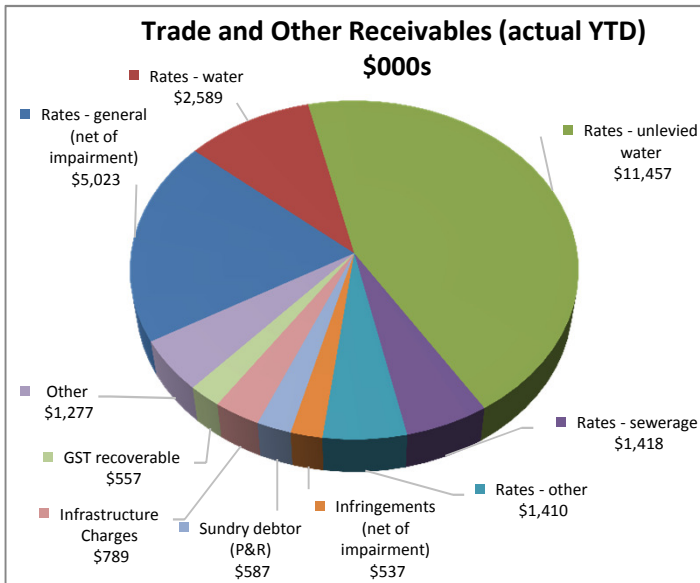
6. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 August 2017

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	133,650	140,234	168,737	165,508
Trade and other receivables	25,805	27,273	27,723	25,644
Inventories	678	556	556	576
Non-current assets held for sale	4,278	262	262	262
Other current assets	2,122	2,073	2,073	2,250
Total current assets	166,533	170,398	199,351	194,240
NON-CURRENT ASSETS				
Investment property	1,054	1,091	1,091	1,091
Property, plant and equipment	2,483,228	2,598,914	2,557,511	2,556,057
Intangible assets	1,215	1,844	2,749	2,763
Other financial assets	73	73	73	73
Investment in other entities	5,961	14,712	14,712	14,712
Total non-current assets	2,491,531	2,616,634	2,576,136	2,574,696
TOTAL ASSETS	2,658,064	2,787,032	2,775,487	2,768,936
CURRENT LIABILITIES				
Trade and other payables	21,411	39,792	39,252	31,518
Borrowings	7,701	7,713	7,713	7,713
Provisions	13,126	13,014	12,497	11,855
Other current liabilities	1,755	1,747	1,697	8,492
Total current liabilities	43,993	62,266	61,159	59,578
NON-CURRENT LIABILITIES				
Borrowings	33,461	33,343	31,011	30,135
Provisions	12,356	12,115	12,108	12,409
Total non-current liabilities	45,817	45,458	43,119	42,544
TOTAL LIABILITIES	89,811	107,724	104,278	102,122
NET COMMUNITY ASSETS	2,568,254	2,679,308	2,671,209	2,666,814
COMMUNITY EQUITY				
Asset revaluation surplus	963,349	1,070,838	1,070,838	1,070,838
Retained surplus	1,498,727	1,503,631	1,506,669	1,502,598
Constrained cash reserves	106,178	104,839	93,702	93,378
TOTAL COMMUNITY EQUITY	2,568,254	2,679,308	2,671,209	2,666,814

The budgeted and actual results are based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained in October 2017. The annual revised budgeted balances for 2017/2018 include the changes from the budget carryovers adopted by Council on 23 August 2017. However, until the accounts are finalised in October, the balances will reconcile to the financial management system and may be different to the published carryover budget.

6. STATEMENT OF FINANCIAL POSITION - CONTINUED



- (i) *Costs incurred*: costs transferred into WIP for the construction or acquisition of fixed assets and at this point are non-depreciating.
(ii) *Capitalised*: costs transferred from WIP to recognise commissioned fixed assets and will be depreciated if applicable.
(iii) *Written-off*: costs transferred from WIP to operational expenditure. These costs are operational in nature and therefore will not be capitalised.

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*

For the period ending 31 August 2017

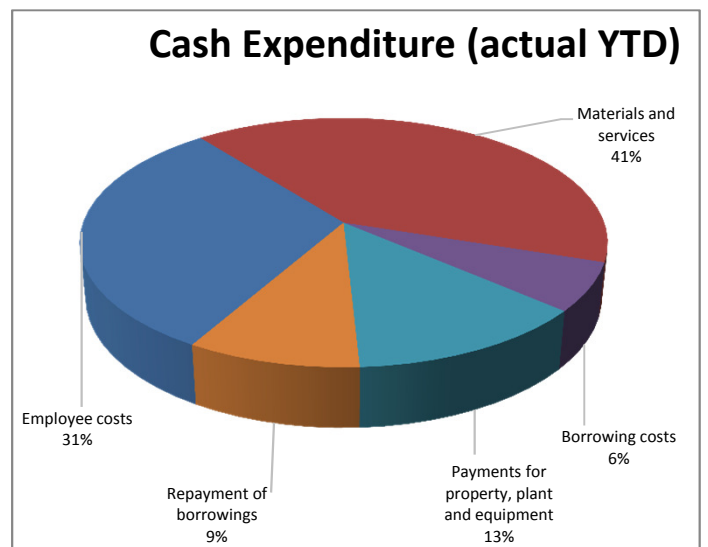
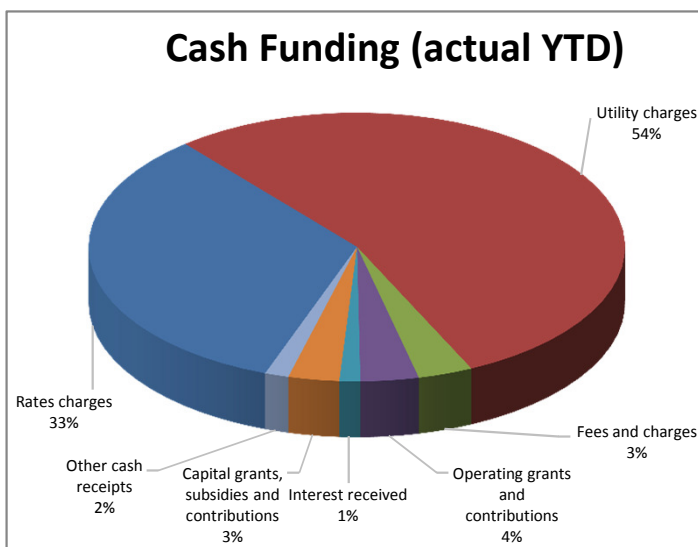
	Annual	Annual	YTD	YTD
	Original Budget	Revised Budget	Budget	Actual Balance
	\$000	\$000	\$000	\$000
PPE movement				
Opening balance (includes WIP from previous years)	2,456,540	2,559,416	2,559,416	2,559,416
Acquisitions	3,215	3,215	522	-
Depreciation in year	(57,061)	(57,061)	(9,510)	(9,851)
Disposals	(1,468)	(1,468)	-	(13)
WIP in year movement	82,002	94,812	7,083	6,505
Closing balance	2,483,228	2,598,914	2,557,511	2,556,057

* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

7. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 August 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	244,741	244,741	48,265	55,053
Payments to suppliers and employees	(210,402)	(210,527)	(28,898)	(36,424)
	34,340	34,215	19,367	18,629
Interest received	4,361	4,361	744	750
Rental income	839	839	112	194
Non-capital grants and contributions	9,547	9,547	2,118	2,100
Borrowing costs	(3,175)	(3,175)	(3,175)	(3,187)
Net cash inflow / (outflow) from operating activities	45,912	45,787	19,166	18,486
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(82,005)	(94,815)	(7,083)	(6,505)
Payments for intangible assets	(45)	(45)	-	(25)
Proceeds from sale of property, plant and equipment	1,180	1,433	-	109
Capital grants, subsidies and contributions	33,013	33,035	4,468	1,835
Other cash flows from investing activities	2,200	2,200	(452)	(150)
Net cash inflow / (outflow) from investing activities	(45,656)	(58,192)	(3,067)	(4,736)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	867	867	867	-
Repayment of borrowings	(4,644)	(4,644)	(4,644)	(4,657)
Net cash inflow / (outflow) from financing activities	(3,777)	(3,777)	(3,777)	(4,657)
Net increase / (decrease) in cash held	(3,521)	(16,181)	12,322	9,093
Cash and cash equivalents at the beginning of the year	137,171	156,415	156,415	156,415
Cash and cash equivalents at the end of the financial year / period	133,650	140,234	168,737	165,508



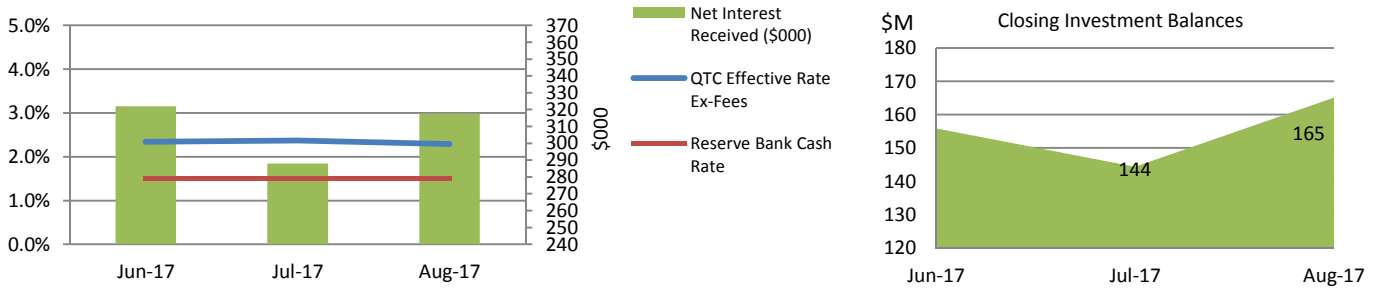
Total Cash Funding (Actual YTD)	59,891
Total Cash Funding (Annual Revised Budget)	297,023
% of Budget Achieved YTD	20%

Total Cash Expenditure (Actual YTD)	50,798
Total Cash Expenditure (Annual Revised Budget)	313,204
% of Budget Achieved YTD	16%

8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 August 2017

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$165.15M

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

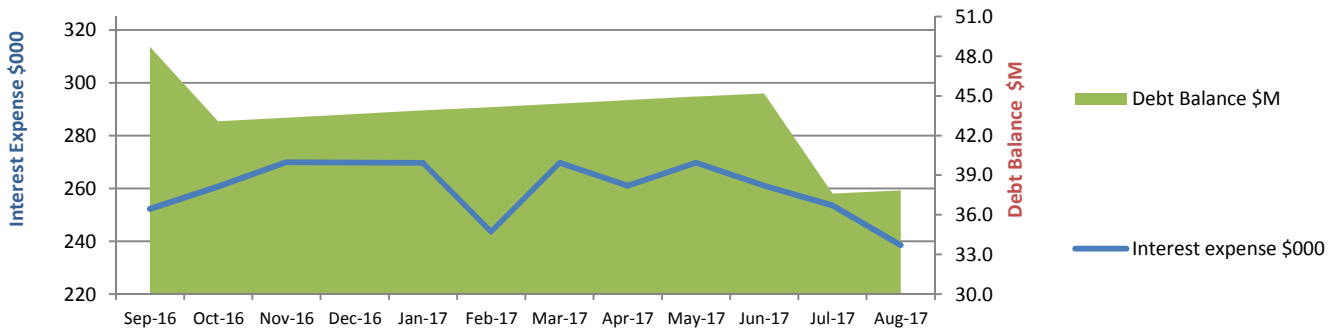
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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 is 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 annual effective interest rate paid by QTC of 2.29% exceeds the Bloomberg AusBond Bank Bill Index (previously the UBS Bank Bill Index) of 1.76% as at the end of August 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 2017 for the 2017/2018 financial year

BORROWINGS AND BORROWING COSTS



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, the principal debt repayment has been made *annually* in advance for 2017/2018 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment was made during July 2017. Interest will accrue monthly based on the reduced debt balance.

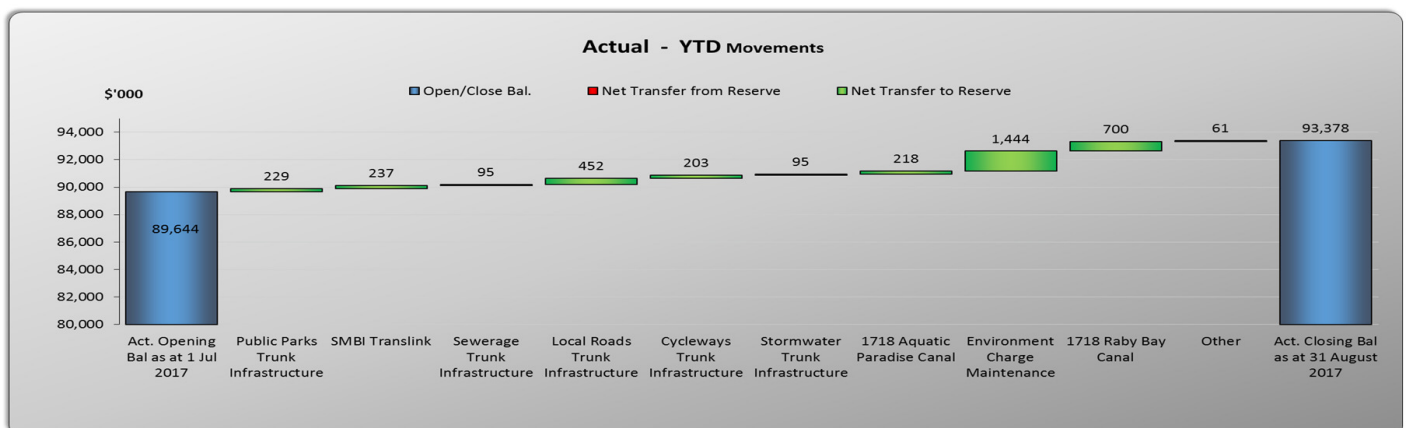
Total Borrowings at End of Month were \$37.85M

General pool allocated to capital works is 98.97% and 1.03% is attributable to RedWaste.

Council adopted its revised Debt Policy (POL-1838) in June 2017 for the 2017/2018 financial year

9. CONSTRAINED CASH RESERVES

Reserves as at 31 August 2017	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	3,075	2	(1)	3,076
Red Art Gallery Commissions & Donations Reserve	4	-	-	4
	3,079	2	(1)	3,080
Constrained Works Reserve:				
Public Parks Trunk Infrastructure Reserve	8,693	257	(28)	8,922
Land for Community Facilities Trunk Infrastructure Reserve	1,675	40	-	1,715
Water Supply Trunk Infrastructure Reserve	9,478	40	-	9,518
Sewerage Trunk Infrastructure Reserve	6,573	240	(145)	6,668
Constrained Works Reserve-Capital Grants & Contributions	1,154	-	(7)	1,147
Local Roads Trunk Infrastructure Reserve	30,570	478	(26)	31,022
Cycleways Trunk Infrastructure Reserve	8,343	203	-	8,546
Stormwater Trunk Infrastructure Reserve	7,553	95	-	7,648
Constrained Works Reserve-Operating Grants & Contributions	2,667	-	(35)	2,632
Tree Planting Reserve	86	2	-	88
	76,792	1,355	(241)	77,906
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	618	-	(37)	581
Environment Charge Maintenance Reserve	1,387	1,892	(448)	2,831
	2,005	1,892	(485)	3,412
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	52	(23)	29
SMBI Translink Reserve	(6)	237	-	231
	(6)	289	(23)	260
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	4,778	11	-	4,789
Aquatic Paradise Canal Reserve	2,592	6	-	2,598
Sovereign Waters Lake Reserve	404	1	-	405
1718 Raby Bay Canal Reserve	-	701	(1)	700
1718 Aquatic Paradise Canal Reserve	-	218	-	218
1718 Sovereign Waters Lake Reserve	-	13	(3)	10
	7,774	950	(4)	8,720
TOTALS	89,644	4,488	(754)	93,378
	Closing cash and cash equivalents			165,508
	Reserves as percentage of cash balance			56%



Total Reserves increased by \$231K during the month. YTD growth in developer contributions totalled \$1.35M with drawdowns of \$199K. Increases are predominantly from developments in Cleveland, Ormiston, Capalaba and Birkdale. YTD growth in other reserves totalled \$3.13M, with drawdowns totalling \$555K. \$950K of the increase is attributed to canals and lakes. The existing reserves for special charges levied on canal and lake-front homeowners remain temporarily frozen, the only increases are interest. New 2017/2018 reserves reflect the current year program for revenue and expenditure. \$1.89M increase in the Environment Charge Maintenance Reserve is associated with the Environment Separate Charge (which was part of the July rate run).

Opening balances for reserves are unaudited and subject to change until Queensland Audit Office certification is obtained in October 2017.

10. REDLAND WATER STATEMENTS

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

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	105,147	105,147	16,497	16,915	418
Total expenses	59,688	59,688	7,143	8,776	1,633
Earnings before interest, tax and depreciation (EBITD)	45,459	45,459	9,354	8,139	(1,215)
Interest expense	18,265	18,265	3,044	3,044	-
Depreciation	18,457	18,457	3,076	3,682	606
Operating surplus / (deficit)	8,737	8,737	3,234	1,413	(1,821)

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

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	6,631	6,631	1,059	298	(761)
Net transfer (to) / from constrained capital reserves	(3,120)	(3,117)	(911)	(135)	776
Non-cash contributions	3,131	3,131	522	-	(522)
Funding from utility revenue	4,675	6,186	1,398	1,320	(78)
Total sources of capital funding	11,316	12,830	2,068	1,483	(585)
Contributed assets	3,131	3,131	522	-	(522)
Capitalised expenditure	8,185	9,699	1,546	1,483	(63)
Total application of capital funds	11,316	12,830	2,068	1,483	(585)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT For the period ending 31 August 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	24,532	24,532	4,793	4,140	(653)
Total expenses	17,480	17,480	3,029	3,276	247
Earnings before interest, tax and depreciation (EBITD)	7,052	7,052	1,764	864	(900)
Interest expense	33	33	6	6	-
Depreciation	307	307	51	28	(23)
Operating surplus / (deficit)	6,712	6,712	1,707	830	(877)

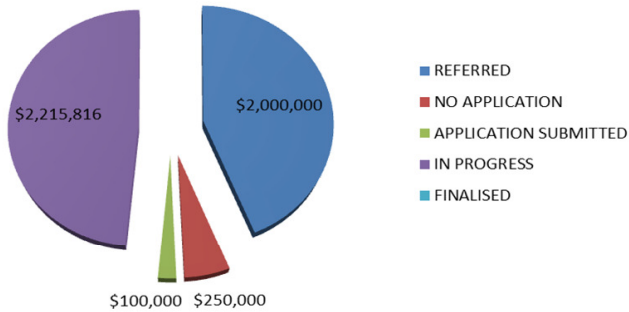
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 31 August 2017

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	317	333	158	28	(130)
Total sources of capital funding	317	333	158	28	(130)
Capitalised expenditure	240	249	47	34	(13)
Loan redemption	77	83	111	(6)	(117)
Total application of capital funds	317	333	158	28	(130)

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

External Funding Summary

Value of External Grant Applications by Status



August 2017 Progress

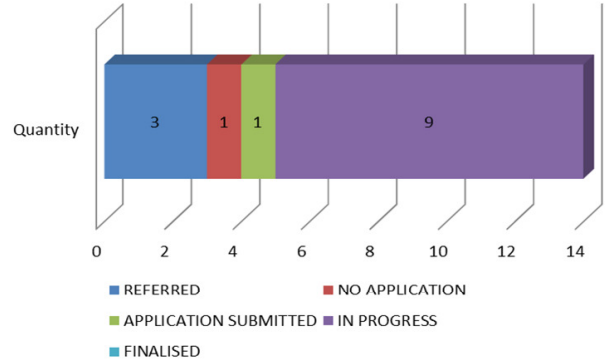
REFERRED

- Applications underway for Local Government Grants and Subsidies Program, up to 9 projects under consideration
- Applications underway for Game On Grant for up to 4 events/programs for Commonwealth Games, total potential value of \$110,000

APPLICATIONS SUBMITTED

- 20 Million Trees, \$100,000 applied for South Street Cleveland site revegetation

Number of External Grant Applications by Status



Successful Funding Submissions YTD 2017/2018

Road and Active Transport Related Funding:

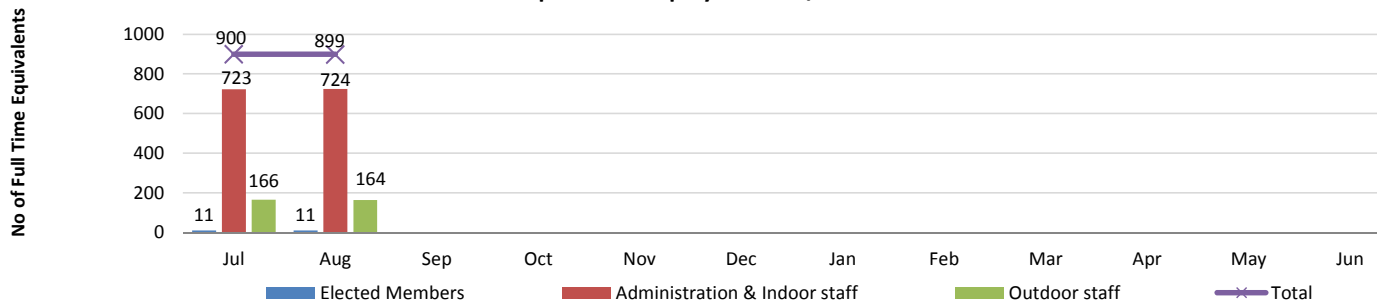
- \$875,000 for two Road Alliance projects to be completed in 2017/2018
- \$406,000 for city wide bus shelter renewals to be completed in 2017/2018
- \$15,000 for cycle network shared path design in 2017/2018

Tourism Demand Driver Infrastructure:

- \$300,000 for Snapper Street Link North Stradbroke Island for completion in 2017/2018

Workforce Reporting

Full Time Equivalent Employees 2017/2018



Workforce reporting - August 2017: Headcount

Department Level	Employee Type						Total by Department
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	
Office of CEO	8	2	29	7	5	0	51
Organisational Services	8	8	158	15	18	7	214
Community and Customer Service	33	5	242	59	33	10	382
Infrastructure and Operations	13	5	304	8	9	4	343
Total	62	20	733	89	65	21	990

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. Due to a change in the reporting structure in August 2017, Finance and Legal Services (including procurement) will move from the Office of CEO and join Organisational Services.

13. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress:

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Definition of Ratios

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

Net Operating Surplus
Total Operating Revenue

Asset Sustainability Ratio*:

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

Capital Expenditure on Replacement of Infrastructure Assets (Renewals)
Depreciation Expenditure on Infrastructure Assets

Net Financial Liabilities*:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

Total Liabilities - Current Assets
Total Operating Revenue

Level of Dependence on General Rate Revenue:

This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)

General Rates - Pensioner Remissions
Total Operating Revenue - Gain on Sale of Developed Land

Current Ratio:

This measures the extent to which Council has liquid assets available to meet short term financial obligations

Current Assets
Current Liabilities

Debt Servicing Ratio:

This indicates Council's ability to meet current debt instalments with recurrent revenue

Interest Expense + Loan Redemption
Total Operating Revenue - Gain on Sale of Developed Land

Cash Balance - \$M:

Cash balance include cash on hand, cash at bank and other short term investments.

Cash Held at Period End

Cash Capacity in Months:

This provides an indication as to the number of months cash held at period end would cover operating cash outflows

Cash Held at Period End
[[Cash Operating Costs + Interest Expense] / Period in Year]

Longer Term Financial Stability - Debt to Asset Ratio:

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

Current and Non-current loans
Total Assets

Operating Performance:

This ratio provides an indication of Redland City Council's cash flow capabilities

Net Cash from Operations + Interest Revenue and Expense
Cash Operating Revenue + Interest Revenue

Interest Coverage Ratio:

This ratio demonstrates the extent which operating revenues are being used to meet the financing charges

Net Interest Expense on Debt Service
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.

11.1.2 PROCEED WITH VARIOUS LOCAL LAW AMENDMENTS**Objective Reference:** A2497794**Attachments:**

1. [Schedule 1 – Summary of local law amendments and options](#)
2. [Schedule 2 - Example amendments drafted into existing laws](#)

Authorising Officer: John Oberhardt
General Manager Organisational Services**Responsible Officer:** Paul Holtom
Group Manager Corporate Services**Report Author:** Carla Newman
Corporate Governance and Policy Officer

PURPOSE

The purpose of this report is to recommend the commencement of the Local Law Making Process to amend various Local Laws and Subordinate Local Laws as outlined in this report.

BACKGROUND

Council's current local laws were drafted and enacted in July 2015, modelled off the State Government's set of Model Local Laws. Since the implementation of these laws, potential amendments have been identified to these local laws that intend to enhance the governance of the Redlands community and improve operational outcomes achieved through managing risks within the community.

ISSUES

Council's Local Laws undergo a constant process of review to provide the best outcomes for both the community and Council. The potential amendments outlined in this report have undergone initial research to consider possible outcomes and alternatives to support and enhance the current regulations.

The proposed amendments vary from basic administrative improvements to changes in operational processes. The affected laws include:

- Subordinate Local Law 1.5 (Keeping of Animals) 2015
 - Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2015
 - Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015
 - Subordinate Local Law 1.8 (Operation of Accommodation Parks) 2015
 - Subordinate Local Law 1.10 (Operation of Public Swimming Pools) 2015
 - Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2015
 - Local Law 2 (Animal Management) 2015
-

- Subordinate Local Law 2 (Animal Management) 2015
- Local Law 3 (Community and Environmental Management) 2015
- Subordinate Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2015
- Subordinate Local Law 5 (Parking) 2015

Proposed Amendments

Subordinate Local Law 1.5

Four dog permits

Redland City Council's local law currently allows a maximum of two dogs on a property with a third dog allowed when approved through a permit process. It is proposed to amend the subordinate local law to increase the allowable number of dogs on a property to four through a permit process. Various criteria was considered around permitting a fourth dog. It is recommended that the criteria would require the land size for a property that kept four dogs to be a minimum of 6000m² and outside the Urban Footprint.

The criteria proposed for a four dog permit allows Council to limit the risk of increased barking complaints, whilst also allowing the flexibility for responsible animal owners to be considered for a permit for four dogs. This amendment to the subordinate local law would bring Redland City Council in-line with our neighbouring local governments, who also allow four dog permits subject to specified criteria.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.5 and Local Law 2, to include a provision for a four dog permit with criteria specifying land size required to be >6000m² and outside of the Urban Footprint.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Remove requirement for approval from adjoining land owners for third animal permit

It is proposed to remove the criteria for neighbouring properties to provide written approval for additional animal permits from the local laws. This criteria does not provide a fair method for assessing the risk for a third animal permit and could result in bias opinions affecting the decision and outcome. Authorised officers will consider the effect of approving an additional animal permit to neighbouring properties based on complaints history and a site inspection.

It is considered more appropriate for written approval to be granted from the land owner rather than the resident of the neighbouring properties. This ensures that the proper authority is obtained to support additional animals kept at a property.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.5, to remove the requirement for a third animal permit requiring approval from adjoining land owners.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Remove criteria for compassionate grounds for third animal permit

The local law currently requires compassionate grounds to be present when approving a third animal permit. It is proposed that third animal permits can be approved without having compassionate circumstances present and the outcome of the approval is determined by other criteria specified in the local law. The requirement for compassionate grounds does not contribute to the assessment of the risks and benefits for approving these permits and is not consistent with other Local Government local laws.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.5, to remove the criteria requiring compassionate grounds for a third animal permit.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 1.2

Allow footpath dining licences to be transferrable

It is proposed that the footpath dining local law provisions be amended to allow these licences to be transferrable. This aligns these licence conditions with other licences for Commercial Use of Local Government Controlled Areas Facilities and Roads and with the Food Business licences. It is practical to allow footpath dining licences to be able to be transferred along with a food business licence where a business is transferred.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.2, to allow footpath dining licences to be transferrable.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 1.4

Third Party Advertising

The various options for permitting third party advertising devices have been considered, including the risk and implications of these options.

One option is Council consider permitting these advertising devices on Council owned land only. The National Competition Policy Guidelines would require Council undertake a public interest test to determine if the community benefit is outweighed by market restrictions. Initial consideration of the public interest found the impact to be minimal as it is amending a current prohibition rule to allow Council, but still prohibit the public to advertise third party advertisements.

The alternative option, other than maintain the status quo, is to permit third party advertising on both Council owned and private land. The concern was raised about how Council would limit the number of potential third party advertisements on private land under this option.

Following consideration of this issue, a set of criteria has been developed that provides a range of conditions limiting third party advertising to restricted locations with strong emphasis on ensuring no visual clutter and integration into the streetscape.

It would be prohibited to display a sign in or adjacent to a residential or environmental zone or within 500m of another third party advertising sign. An approval would only be given for a maximum 12 month period to allow reassessment of any impacts as a result of the sign.

Council's options include:

Option 1:

Proceed with the amendment to Local Law 1.4 to include commercial third party advertising for Council owned land only.

Option 2:

Proceed with the amendment to Local Law 1.4 to include commercial third party advertising for Council owned and private land.

Option 3:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 1.8 & 1.10

Remove restrictions on term of approval for swimming pools and accommodation parks

It is proposed that Council remove the one year restriction on licences for Operation of Accommodation Parks and Operation of Public Swimming Pools subordinate local laws. These licences all have a common renewal date and by allowing the term of a licence to be greater than one year, it will allow authorised officers to issue licences for the twelve months plus pro-rata term when the common renewal date is pending. This will create operational efficiencies in the administration of these licences.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.8 & 1.10 to remove the restriction of the one year term of approval for swimming pools and accommodation parks.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 1.12Define the maximum numbers for a temporary event are over the entire event

Temporary event provisions currently restrict the number of people allowed at an event to a maximum of 500. It is recommended that the wording of this criteria be defined to clarify that 500 people is the maximum number of people allowed over the entire event.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.12, to define that a maximum number of 500 people applies to the entire duration of the event.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Remove reference to RSPCA guideline

It is proposed that the reference to RSPCA guideline for temporary events is removed from Subordinate Local Law 1.12. The subordinate local law refers to the requirement to adhere to the RSPCA guideline when one or more animals are used in an event. RSPCA has no such guideline, therefore it is recommended to remove this provision from the Local Law.

Officer's Recommendation: Proceed with the amendment to Subordinate Local Law 1.12, to remove the reference to the RSPCA guideline.

Local Law 2 (Animal Management) 2015Include provision for an exemption for requirement to wear a registration tag for cats

It is proposed that Council include a provision in the local law to allow an exemption for cats from wearing a registration tag if a suitable reason exists. This provision would align with the Animal Management Act provisions for dog registration tags.

The Animal Management Team have received multiple enquiries from the community regarding their cats registration tag and the requirement to wear it when it does not fit on the cats small neck or in the event that an injury or illness prevents the cat from wearing their tag. By amending the local law, it is supporting our officers to be able to make a determination in these circumstances.

Council's options include:

Option 1:

Proceed with the amendment to Local Law 2, to include a provision for an exemption for cats wearing a registration tag.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Administrative format (u) (v) to be updated

There is an administrative error in the current local law with reference to subsection (u) and (v) where it should reference (a) and (b).

Officer's Recommendation:

Proceed with the amendment to Local Law 2, to amend the formatting of section 55, subsection (u) and (v) to subsection (a) and (b)

Update provisions for reviewing the Impound Register to ensure we are only allowing people to view their own personal information

The local law provisions detailing the criteria for viewing the impounded animal register do not currently include exclusions to protect personal information. It is proposed that these provisions are amended to ensure that we are adhering to privacy.

The requirement to keep this register and make available for public inspection is legislated under the *Local Government Act 2009*.

Officer's Recommendation:

Proceed with the amendment to Local Law 2, to update the criteria in the local law to restrict viewing an individual's personal information when viewing the Animal Impound Register.

Subordinate Local Law 2 (Animal Management) 2015

Animal enclosure external from dwelling

It is proposed that the criteria for a dog enclosure is amended to require that the enclosure is external from the dwelling where external land is available to construct an enclosure. By amending this criteria, it will encourage the prevention of dogs being kept permanently within a dwelling, with an exception to the circumstances where there is no available external land for an enclosure (such as a unit or a complex with a shared external common area only).

Amending the criteria for a dog enclosure will assist in regulating dogs found wandering after escaping the dwelling confinements. Currently residents are reasonably able to argue that their dwelling meets requirements for an enclosure, where they have no fenced area in their yard. This can lead to dogs being confined on a veranda or in a dwelling for extended periods and regularly escaping and wandering.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 1.5, to define the criteria for an enclosure, requiring the enclosure to be external to the dwelling where there is available land for an enclosure.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Specify a physical barrier required for a fence

It is proposed that the criteria for a fence is updated to include the term 'physical barrier'. This is to prevent electronic collar shock containment systems from being considered an adequate enclosure. The electronic containment systems are not always appropriate for containing animals and can cause issues with dogs wandering.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 2, to specify that a fence is to be a physical barrier.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Amend the distance requirements for an enclosure from boundary fence and other dwelling to specify 'or' rather than 'and'

The local law currently requires a purpose built enclosure to be a minimum of 1 metre from the boundary fence, or 5 metres from a residence other than the residence upon the premises on which the enclosure is to be constructed, as a condition of a third dog approval.

These conditions are also repeated for a purpose built enclosure in Subordinate Local Law 2, as a minimum standard for keeping an animal, however it requires a minimum of both 1 metre from the boundary fence **and** 5 metres from a neighbouring residence, rather than one or the other of these distance limitations.

It is proposed that Subordinate Local Law 2 be amended to identify these distances as one or the other, rather than both required as minimum standards for keeping animals. This requirement is more reasonable for animal owners.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 2, to amend the minimum distance requirements for an enclosure from the boundary fence and other dwelling to specify 'or' rather than 'and'.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Remove requirements for enclosure specific to a third cat approval

The local law currently prescribes the requirements for an enclosure for a third cat permit. This criteria repeats the general criteria for an enclosure for 'all animals regardless of species or breed'. The repetition for third cat permit is not required as this is not identified for other permits, therefore it is proposed that we remove this section from the local law. This amendment will not create any change to the current requirements or the process for a third cat approval.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 2, to remove the criteria for an enclosure specific for a third cat permit.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Local Law 3 (Community and Environmental Management) 2015

Shopping trolley containment system

Research was undertaken into trolley containment systems, such as wheel locks, required by retailers for the major shopping precincts located in Capalaba and Victoria Point.

It was identified that generally retailers manage their own shopping trolleys, including contracting companies to collect the trolleys within the retail precinct where required. Initial research has been undertaken on some retailers within the Redlands to identify trolley numbers and their current management systems. The larger retailers have 200 plus shopping trolleys under their management. All retailers within the major shopping precincts have a process for trolley collection, either engaging contractors or employees to collect the trolleys from both within and external to the retail precinct.

Legislative implications of a local law requiring a shopping trolley containment system were considered. It was found that a local law specifying this requirement for the major shopping precincts could only be implemented provided Council is able to adhere to the requirements of the National Competition Policy for anti-competitive provisions.

By enforcing the requirement for lockable trolleys to the major shopping precincts only, including Capalaba & Victoria Point shopping centres, Council will be creating an anti-competitive provision on these specific retail precincts that will impact the stores within these precincts only. This amendment will require Council to demonstrate that the benefits to the community are outweighed by the costs to retailer.

Council must consider the probability of impacts occurring, the size and characteristics of the affected business, the intensity of the potential impact on affected businesses, whether a particular business will incur disproportionate impact and the duration of the impact.

Significant impacts from the anti-competitive provision are identified, therefore Council is required to demonstrate the benefits of the restriction to the community as a whole outweigh the costs and the objectives of the law and could only be achieved by restricting competition. This will involve meaningful consultation with the relevant business about the anti-competitive provisions, examination of the reasonable alternatives to the anti-competitive provisions, a cost benefit analysis, and determination on the balance of probabilities, the anti-competitive provisions should be retained in the proposed local law in the overall public interest. Notably, there is a possibility that the public interest test may identify that this law is not the best option for regulating this issue.

The below table demonstrates the number of requests received in relation to abandoned trolleys by suburb over the past five years. This indicates that it is not seen as a critical issue by the community.

Year	Number of requests	Suburb
2017	3	Capalaba
		Victoria Point
		Wellington point
2016	9	Alexandra Hills x 4
		Capalaba
		Cleveland
		Victoria Point x 3

Year	Number of requests	Suburb
2015	6	Alexandra Hills Capalaba x 2 Redland Bay Victoria Point x 2
2014	1	Capalaba
2013	3	Capalaba x 3

An alternate option is to implement a requirement for a trolley containment system that is applicable to all retailers in the Redlands. This would require all retailers required to implement a trolley containment system. This option would also require a public interest test to demonstrate the benefit to the community outweighs the restriction in the market. This would involve the same action as identified above with meaningful consultation with the community and a cost benefit analysis.

The current Subordinate Local Law 4 identifies depositing, storing, dumping or leaving a shopping trolley unattended as a restricted activity. This may incur a maximum penalty infringement of 20 penalty units for the responsible person. The local law does not currently allow regulating retailers for shopping trolleys that are removed from the retail precinct.

The majority of local governments reviewed had a local law that regulates a person who removes the trolley as well as the retailer who does not ensure trolleys remain within the retail precinct. The penalty often increases as the number of offences increase.

Council's options include:

Option 1:

Proceed with the amendment to Local Law 3, to allow for regulation through issuing infringements to both people removing shopping trolleys from retail precincts and retailers. Include a sliding scale to determine the penalty unit based on offence history.

Option 2:

Proceed with the amendment to Local Law 3, to specify that the trolley containment systems are required in the major shopping precincts. Undertake the public interest test and meaningful consultation to determine if this local law making process can proceed.

Option 3:

Proceed with the process to make the local law to specify that trolley containment systems are required for all retailers, identifying a specified number of shopping trolleys contained for the criteria to apply. Undertake the public interest test and meaningful consultation to determine if this local law making process can proceed.

Option 4:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Amendment to criteria on prohibition on native bird feeding

It is proposed that the criteria for restrictions on feeding native birds be amended to provide provisions that allow Council officers to effectively regulate these complaints.

The proposed amendments to the criteria include; identifying timeframes for restricting feeding the native birds; inclusion of provisions for regulating damage to property; and allowing authorised officers to form an opinion about damage caused by native bird feeding.

Council's options include:

Option 1:

Proceed with the amendment to Local Law 3, to amend the criteria for native bird feeding.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Remove reference to *Land Protection (Pest and Stock Route Management) Act 2002*

In 2015 the *Biosecurity Act 2015* was enacted and this new legislation repealed the *Land Protection (Pest and Stock Route Management) Act 2002*. It is proposed that Local Law 3 is updated to reflect the change in legislation.

Officer's Recommendation:

Proceed with the amendment to Local Law 3, to remove reference to *Land Protection (Pest and Stock Route Management) Act 2002* and update where relevant with *Biosecurity Act 2015*.

Include a provision under unsightly objects, materials or vegetation to allow seizing goods where there is no compliance with a compliance notice

Currently Local Law 3 allows an authorised person to require the responsible person to remove unsightly objects materials or vegetation from their property. It is proposed that the Local Law provides power for an authorised person to seize or impound unsightly objects where the responsible person does not comply with the notice to remove. This provision would be in accordance with the criteria under Local Law 1 for impounding goods where there has been non-compliance with a compliance notice.

Council's options include:

Option 1:

Proceed with the amendment to Local Law 3, to include the power for an authorised officer to seize or impound unsightly objects, materials or vegetation on overgrown or unsightly allotments.

Option 2:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2015

Amend Local Law to allow fishing from bridges unless signage prohibits it

Redlands has a total of 56 bridges identified as assets, which includes large multi-barrel culverts¹. Of these 56, only a small number are known to be used for the purposes of fishing.

¹ A vehicular bridge is a structure that allows vehicles to cross/pass over an obstacle such as waterways, rivers, railways etc. Culverts are hydraulic structures that convey water under infrastructure such as roads and railways

Chart Street Bridge in Birkdale is the only bridge to have raised community concern or complaints in relation to fishing. Residents have identified concerns regarding permitting fishing from this bridge as it has resulted in issues with noise nuisance, littering, damage to property as well as security and privacy concerns. The complaints from residents requesting no fishing from Chart Street Bridge date back to 2000.

Redland City Council currently has no provision in the Local Law to regulate activities, including fishing, from bridges.

Some bridges, including the bridge at Chart Street, are located in the canal estates in close proximity to multiple residential blocks. Concerns have been raised by residents regarding potential loitering under the guise of fishing to stake out movements of residents, creating security risks. One incident in late 2016 resulted in a break and enter of a property adjacent to the Chart Street Bridge. It is alleged that the offenders were using fishing to stake out the property prior to the break in.

Fishing from bridges in close proximity to residential properties has raised complaints regarding noise nuisance late at night and early mornings, as well as damage to personal property, including private boats moored in the canals.

It is proposed that Council amends its current local law provisions to regulate fishing from bridges.

Council's options include:

Option 1:

Proceed with the amendment to Subordinate Local Law 4, to allow fishing from bridges and culverts in the Redlands unless authorised signage prohibits it.

Option 2:

Proceed with the amendment to Subordinate Local Law 4, to prohibit fishing on all bridges and culverts in the Redlands unless authorised signage allows it.

Option 3:

Not proceed with the amendment.

Officer's Recommendation: Option 1

Subordinate Local Law 5 (Parking) 2015

Additional regulated parking areas

The proposed additional regulated parking areas in the Redlands are to support more equitable access to parking within the community.

The following are the proposed new regulated parking areas:

- 2F(iv) - Wharf Street off-street car park
- 2G - William Street off-street car park
- 4A (ii) - East Coast Road off-street car park
- 4C (i) - Junner Street, Cunningham Street, off-street car park
- 4C (ii) - Junner Street, Bayly Street off-street car park
- 5A (iv) - Weinam Creek Spoil Pond off-street car park
- 6B (i) - Alice Street – Esplanade off-street car and boat trailer park
- 6B (ii) - Esplanade off-street car park
- 7A (ii) - Colburn Avenue off-street car park

In addition to the proposed new regulated parking areas, the amendment to the local law would include replacing all images of maps of regulated parking areas within the local government area to updated images with a higher image resolution.

Map 5B: Weinam Creek overflow off street car park is proposed to be amended to extend the regulated area to cover the entire car park. This regulated parking area is not extended to the full length of the car park therefore limits the ability for officers to regulate parking in this section of the car park.

Council's options include:

Option 1:

Proceed with the amendments to Local Law 5 as follows:

- (a) add new regulated parking areas as listed above
- (b) replace all current maps of regulated parking areas with a higher resolution image
- (c) amend Map 5B: Weinam Creek overflow off street car park, extending the regulated area to cover the entire car park

Option 2:

Not proceed with the amendments.

Officer's Recommendation: Option 1

Drafting

These amendments will be required to be drafted in accordance with the legislative standards and will be reviewed by legal drafting solicitors engaged by Council.

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 enter into a market, or barriers within a market.

Initial review has identified that some amendments proposed in this report contain anti-competitive provisions. In proceeding with the local law making process each amendment will be considered in detail for any existing anti-competitive provisions.

A Public Interest Test Plan will be 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 will detail activities to be conducted during the test and identifies the depth of analysis to be carried out on the possible anti-competitive provisions.

This plan will be presented to Council for review and approval. It is anticipated that the community consultation period for the anti-competitive provisions will be undertaken contemporaneously with the consultation of the proposed amended subordinate local law.

State Interest Checking

In the event that the amendments to the local laws proceed, State interest checking will be required for the following Local laws:

Local Law 2 (Animal Management) 2015

- Include provision for a four dog permit

- Include provision for an exemption for requirement to wear a registration tag for cats
- Administrative format (u) (v) to be updated
- Update provisions around reviewing impounding register to ensure we are only allowing people to view their own personal information

Local Law 3 (Community and Environmental Management) 2015

- Shopping trolley containment system
- Amendment to criteria on prohibition on native bird feeding
- Remove reference to *Land Protection (Pest and Stock Route Management) Act 2002*
- Include a provision under unsightly objects, materials or vegetation to allow seizing goods where there is no compliance with a compliance notice

Community Consultation

Council's local law making process supports community consultation for a minimum of 21 days. This consultation allows the community to acknowledge their support for the local law amendments or to identify any concerns they may have. All submissions received during the consultation period will be reviewed and considered.

A communications plan will be drafted and brought back to Council to consider and approve prior to the community consultation period commencing.

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, and support an equitable and transparent process.

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

Amendments to the local laws 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

The risks associated with amending these local laws and subordinate local law will be managed by:

- ensuring the process to make the local law is in accordance with legislative standards and the adopted RCC Local Law Making Process.
- comprehensive internal stakeholder engagement to ensure the local law will promote effective governance to the community.

- utilising experienced drafting solicitors to ensure the drafting of the amendments are in accordance with the legislative principles in the *Legislative Standards Act 1992*.
- conducting a public interest test on any anticompetitive provisions identified and adhering to the National Competition Policy Guidelines.

Financial

The cost of drafting the local laws, community consultation and publications are funded through existing budget allocations within the Strategy and Governance Unit and the Legal Services Unit.

Through the amendment process, Fees and Charges will be considered and amended as required for:

- four dog permits
- third party advertising signs
- shopping trolley containment

People

The proposed amendments outlined in this report will impact operational resources throughout Council through amendments to operational processes. These impacts are anticipated to be absorbed within the current resource allocations within the teams.

Employees will be provided with relevant training and support on any changes that progress to ensure they are equipped and confident to perform in their roles. Employee delegations will also be reviewed to check for any discrepancies with amendments to the local laws.

Environmental

The amendments to Local Law 3 regarding shopping trolleys, is anticipated to have a positive impact on the environment through regulating abandoned shopping trolleys that may be dumped in waterways or other environmental sensitive locations.

Social

The proposed amendments to the local laws and subordinate local laws 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 reviewing and researching the proposed local laws and subordinate law amendments, consultation has occurred with:

- Environment and Regulation Group
- City Infrastructure Group
- Communications, Engagement and Tourism Group

- Legal Services Unit
- Elected representatives
- King & Company Solicitors

OPTIONS

Option One

That Council resolves to:

1. Proceed with making of each of the amendments to the local laws and subordinate local laws in accordance with Councils' adopted Local Law Making Process. These amendments include:
 - (a) Subordinate Local Law 1.5 and Local Law 2, to include a provision for a four dog permit with criteria specifying land size required to be >6000m² and outside of the Urban Footprint;
 - (b) Subordinate Local Law 1.5, to remove the requirement for a third animal permit requiring approval from adjoining land owners;
 - (c) Subordinate Local Law 1.5, to remove the criteria requiring compassionate grounds for a third animal permit;
 - (d) Subordinate Local Law 1.2, to allow footpath dining licences to be transferrable;
 - (e) Subordinate Local Law 1.4, to proceed with amendments to include commercial third party advertising for Council owned land only;
 - (f) Subordinate Local Law 1.8 and 1.10, to remove the restriction of the one year term of approval for swimming pools and accommodation parks;
 - (g) Subordinate Local Law 1.12, to define that a maximum number of 500 people applies to the entire duration of the event;
 - (h) Subordinate Local Law 1.12, to remove the reference to the RSPCA guideline;
 - (i) Local Law 2, to include a provision for an exemption for cats wearing a registration tag;
 - (j) Local Law 2, to amend the formatting of section 55, subsection (u) and (v) to subsection (a) and (b);
 - (k) Local Law 2, to update the criteria in the local law to restrict viewing an individual's personal information when viewing the Animal Impound Register;
 - (l) Subordinate Local Law 1.5, to define the criteria for an enclosure, requiring the enclosure be external to the dwelling where there is available land for an enclosure;
 - (m) Subordinate Local Law 2, to specify that a fence is to be a physical barrier;
 - (n) Subordinate Local Law 2, to amend the minimum distance requirements for an enclosure from boundary fence and other dwelling to specify 'or' rather than 'and';
 - (o) Subordinate Local Law 2, to remove the criteria for an enclosure specific for a third cat permit;
 - (p) Local Law 3, to amend the current local law to allow for regulation through issuing infringements to both people removing shopping trolleys from retail precincts and

retailers. Include a sliding scale to determine the penalty unit based on offence history;

- (q) Local Law 3, to amend the criteria for native bird feeding;
- (r) Local Law 3, to remove reference to *Land Protection (Pest and Stock Route Management) Act 2002* and update where relevant with *Biosecurity Act 2015*;
- (s) Local Law 3, to include the power for an authorised officer to seize or impound unsightly objects, materials or vegetation on overgrown or unsightly allotments;
- (t) Subordinate Local Law 4, to allow fishing from bridges and culverts in the Redlands unless authorised signage prohibits it;
- (u) Local Law 5, to:
 - (i) Add new regulated parking areas
 - 2F(iv) - Wharf Street off-street car park
 - 2G - William Street off-street car park
 - 4A (ii) - East Coast Road off-street car park
 - 4C (i) - Junner Street, Cunningham Street, off-street car park
 - 4C (ii) - Junner Street, Bayly Street off-street car park
 - 5A (iv) - Weinam Creek Spoil Pond off-street car park
 - 6B (i) – Alice Street – Esplanade off-street car and boat trailer park
 - 6B (ii) – Esplanade off-street car park
 - 7A (ii) - Colburn Avenue off-street car park
 - (ii) Replace all current maps of regulated parking areas with a higher resolution image
 - (iii) Amend map 5B: Weinam Creek overflow off street car park, extending the regulated area to cover the entire car park;

2. Draft amendments to the local laws and subordinate local laws in accordance with required legislative standards as outlined in the *Legislative Standards Act 1992*; and
3. Undergo State interest checking on the proposed amendments to the local laws and subordinate local laws, in accordance with Council's adopted local law making process and requirements under the *Local Government Act 2009*.

Option Two

That Council resolves to proceed with making of each of the amendments to the local laws and subordinate local laws outlined in this report, in accordance with Council's adopted Local Law Making Process, pursuant to further research and discussions on the various options and achievable outcomes.

Option Three

That Council resolves to not proceed with making of each of the amendments to the local laws and subordinate local laws outlined in this report.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Proceed with making of each of the amendments to the local laws and subordinate local laws in accordance with Councils' adopted Local Law Making Process. These amendments include:
 - (a) Subordinate Local Law 1.5 and Local Law 2, to include a provision for a four dog permit with criteria specifying land size required to be >6000m² and outside of the Urban Footprint;
 - (b) Subordinate Local Law 1.5, to remove the requirement for a third animal permit requiring approval from adjoining land owners;
 - (c) Subordinate Local Law 1.5, to remove the criteria requiring compassionate grounds for a third animal permit;
 - (d) Subordinate Local Law 1.2, to allow footpath dining licences to be transferrable;
 - (e) Subordinate Local Law 1.4, to proceed with amendments to include commercial third party advertising for Council owned land only;
 - (f) Subordinate Local Law 1.8 and 1.10, to remove the restriction of the one year term of approval for swimming pools and accommodation parks;
 - (g) Subordinate Local Law 1.12, to define that a maximum number of 500 people applies to the entire duration of the event;
 - (h) Subordinate Local Law 1.12, to remove the reference to the RSPCA guideline;
 - (i) Local Law 2, to include a provision for an exemption for cats wearing a registration tag;
 - (j) Local Law 2, to amend the formatting of section 55, subsection (u) and (v) to subsection (a) and (b);
 - (k) Local Law 2, to update the criteria in the local law to restrict viewing an individual's personal information when viewing the Animal Impound Register;
 - (l) Subordinate Local Law 1.5, to define the criteria for an enclosure, requiring the enclosure be external to the dwelling where there is available land for an enclosure;
 - (m) Subordinate Local Law 2, to specify that a fence is to be a physical barrier;
 - (n) Subordinate Local Law 2, to amend the minimum distance requirements for an enclosure from boundary fence and other dwelling to specify 'or' rather than 'and';
 - (o) Subordinate Local Law 2, to remove the criteria for an enclosure specific for a third cat permit;
 - (p) Local Law 3, to amend the current local law to allow for regulation through issuing infringements to both people removing shopping trolleys from retail precincts and retailers. Include a sliding scale to determine the penalty unit based on offence history;
 - (q) Local Law 3, to amend the criteria for native bird feeding;

- (r) Local Law 3, to remove reference to *Land Protection (Pest and Stock Route Management) Act 2002* and update where relevant with *Biosecurity Act 2015*;
 - (s) Local Law 3, to include the power for an authorised officer to seize or impound unsightly objects, materials or vegetation on overgrown or unsightly allotments;
 - (t) Subordinate Local Law 4, to allow fishing from bridges and culverts in the Redlands unless authorised signage prohibits it;
 - (u) Local Law 5, to:
 - (i) Add new regulated parking areas
 - 2F(iv) - Wharf Street off-street car park
 - 2G - William Street off-street car park
 - 4A (ii) - East Coast Road off-street car park
 - 4C (i) - Junner Street, Cunningham Street, off-street car park
 - 4C (ii) - Junner Street, Bayly Street off-street car park
 - 5A (iv) - Weinam Creek Spoil Pond off-street car park
 - 6B (i) – Alice Street – Esplanade off-street car and boat trailer park
 - 6B (ii) – Esplanade off-street car park
 - 7A (ii) - Colburn Avenue off-street car park
 - (ii) Replace all current maps of regulated parking areas with a higher resolution image
 - (iii) Amend map 5B: Weinam Creek overflow off street car park, extending the regulated area to cover the entire car park.
2. Draft amendments to the local laws and subordinate local laws in accordance with required legislative standards as outlined in the *Legislative Standards Act 1992*.
 3. Undergo State interest checking on the proposed amendments to the local laws and subordinate local laws, in accordance with Council's adopted local law making process and requirements under the *Local Government Act 2009*.

Schedule 1

Summary of Local Law Amendments and Options

Amendment	Options	Officers recommendation
Subordinate Local Law 1.5 (keeping of Animals) 2015		
Include a provision for a four dog permit	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.5 and Local Law 2, to include a provision for a four dog permit with criteria specifying land size required to be >6000m2 and outside of the Urban Footprint.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Remove requirement for approval from adjoining land owners for third animal permit	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.5, to remove the requirement for a third animal permit requiring approval from adjoining land owners.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Remove criteria for compassionate grounds for third animal permit	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.5, to remove the criteria requiring compassionate grounds for a third animal permit.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1

Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2015		
Allow footpath dining licences to be transferrable	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.2, to allow footpath dining licences to be transferrable.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Subordinate Local Law 1.4 (Installation of Advertising Devices) 2015		
Third Party Advertising	<p>Option 1: Proceed with amendments to include commercial third party advertising for Council owned land only.</p> <p>Option 2: Proceed with amendment to include commercial third party advertising for Council owned and private land.</p> <p>Option 3: Not proceed with commercial third party advertising and maintain status quo.</p>	Option 1
Subordinate Local Law 1.8 (Operation of Accommodation Parks) 2015		
Remove restrictions on term of approval for accommodation parks	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.8 & 1.10, to remove the restriction of one year on term of approval for swimming pools and accommodation parks.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1

Subordinate Local Law 1.10 (Operation of Public Swimming Pools) 2015		
Remove restrictions on term of approval for swimming pools	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.8 & 1.10, to remove the restriction of one year on term of approval for swimming pools and accommodation parks.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2015		
Define maximum numbers for temp event are over the entire event	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.12, to define that a maximum number of 500 people applies to the entire duration of the event.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Remove reference to RSPCA guideline	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.12, to remove the reference to the RSPCA guideline.</p>	Option 1
Local Law 2 (Animal Management) 2015		
Include provision for an exemption for requirement to wear a registration tag for cats	<p>Option 1: Proceed with the making of the amendment to Local Law 2, to include a provision for an exemption for cats wearing a registration tag.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1

<p>Administrative format (u) (v) to be updated</p>	<p>Option 1: Proceed with the making of the amendment to Local Law 2, to amend the formatting of section 55, subsection (u) and (v) to subsection (a) and (b).</p>	<p>Option 1</p>
<p>Update provisions for reviewing the Impound Register to ensure we are only allowing people to view their own personal information</p>	<p>Option 1: Proceed with the making of the amendment to Local Law 2, to update the criteria in the local law to restrict viewing an individual's personal information when viewing the Animal Impound Register.</p> <p>Option 2: Not proceed with the amendment.</p>	<p>Option 1</p>
<p>Subordinate Local Law 2 (Animal Management) 2015</p>		
<p>Animal enclosure external from dwelling</p>	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 1.5, to define the criteria for an enclosure, requiring the enclosure be external to the dwelling where there is available land for an enclosure.</p> <p>Option 2: Not proceed with the amendment.</p>	<p>Option 1</p>
<p>Specify a physical barrier required for a fence</p>	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 2, to specify that a fence is to be a physical barrier.</p> <p>Option 2: Not proceed with the amendment.</p>	<p>Option 1</p>

<p>Amend the distance requirements for an enclosure from boundary fence and other dwelling to specify 'or' rather than 'and'</p>	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 2, to amend the requirements for an enclosure from boundary fence and other dwelling to specify 'or' rather than 'and'.</p> <p>Option 2: Not proceed with the amendment.</p>	<p>Option 1</p>
<p>Remove requirements for enclosure specific to a third cat approval</p>	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 2, to remove the criteria for an enclosure specific for a third cat permit.</p> <p>Option 2: Not proceed with the amendment.</p>	<p>Option 1</p>
<p>Local Law 3 (Community and Environmental Management) 2015</p>		
<p>Shopping trolley containment system</p>	<p>Option 1: Proceed with the making of the amendment to Local Law 3, to amend the current local law to allow for regulation through issuing infringements to both people removing shopping trolleys from retail precincts and retailers. Include a sliding scale to determine penalty unit based on offence history.</p> <p>Option 2: Proceed with the making of the amendment to Local Law 3, to amend the local law to specify the trolley containment systems are required in the major shopping precincts. Undertake the public interest test and meaningful consultation to determine if this local law making process can proceed.</p>	<p>Option 1</p>

	<p>Option 3: Proceed with the process to make the local law to specify that trolley containment systems are required for all retailers, identifying a specified number of shopping trolleys contained for the criteria to apply. Undertake the public interest test and meaningful consultation to determine if this local law making process can proceed.</p> <p>Option 4: Not proceed with the making of the amendment and remain status quo with currently listed as a regulated activity in subordinate local law 4. A person removing the shopping trolley may be fined up to a maximum of 20 penalty units.</p>	
Amendment to criteria on prohibition on native bird feeding	<p>Option 1: Proceed with the making of the amendment to Local Law 3, to amend the criteria for native bird feeding.</p> <p>Option 2: Not proceed with the amendment.</p>	Option 1
Remove reference to <i>Land Protection (Pest and Stock Route Management) Act 2002</i>	<p>Option 1: Proceed with the making of the amendment to Local Law 3, to remove reference to <i>Land Protection (Pest and Stock Route Management) Act 2002</i> and update where relevant with <i>Biosecurity Act 2015</i>.</p>	Option 1
Include a provision under unsightly objects, materials or vegetation to allow seizing goods where there is no compliance	<p>Option 1: Proceed with the making of the amendment to Local Law 3, to include the power for an authorised officer to seize or impound unsightly objects, materials or vegetation on overgrown or unsightly allotments.</p>	Option 1

with a compliance notice	Option 2: Not proceed with the amendment.	
Subordinate Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2015		
Amend Local Law to allow fishing from bridges unless signage prohibits it	<p>Option 1: Proceed with the making of the amendment to Subordinate Local Law 4, to allow fishing from bridges and culverts in the Redlands unless authorised signage prohibits it.</p> <p>Option 2: Proceed with the making of the amendment to Subordinate Local Law 4, to prohibit fishing on all bridges and culverts in the Redlands unless authorised signage allow it.</p> <p>Option 3: Not proceed with the making of the amendment and remain status quo with the local law not regulating fishing from bridges and culverts.</p>	Option 1
Subordinate Local Law 5 (Parking) 2015		
Additional regulated parking areas	<p>Option 1: Proceed with the local law making process to:</p> <p>(a) add new regulated parking areas including:</p> <ul style="list-style-type: none"> • 2F(iv) - Wharf Street off-street car park • 2G - William Street off-street car park • 4A (ii) - East Coast Road off-street car park • 4C (i) - Junner Street, Cunningham Street, off-street car park • 4C (ii) - Junner Street, Bayly Street off-street car park • 5A (iv) - Weinam Creek Spoil Pond off-street car 	Option 1

	<p>park</p> <ul style="list-style-type: none">• 6B (i) – Alice Street – Esplanade off-street car and boat trailer park• 6B (ii) – Esplanade off-street car park• 7A (ii) - Colburn Avenue off-street car park; <p>(b) replace all current maps of regulated parking areas with a higher resolution images;</p> <p>(c) amend Map 5B: Weinam Creek overflow off street car park, extending the regulated area to cover the entire car park.</p> <p>Option 2: Not proceed with the amendment.</p>	
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Schedule 2 – Example amendments drafted into existing local laws

Redland City Council

Local Law No. 2 (Animal Management) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Part 4 Seizure, impounding or destruction of animals

Division 6 Other impounding matters

1 Register of impounded animals

(1) This section applies to an animal other than a dog seized under section 125 of the Animal Management Act.

~~(2)~~ The local government must ensure that a proper record of impounded animals (the *register of impounded animals*) is kept.

~~(3)~~ The register of impounded animals must contain the following information about each impounded animal—

- (a) the species, breed and sex of the animal; and
- (b) the brand, colour, distinguishing markings and features of the animal; and
- (c) if applicable—the registration number of the animal; and
- (d) if known—the name and address of the responsible person; and
- (e) the date and time of seizure and impounding; and
- (f) the name of the authorised person who impounded the animal; and
- (g) the reason for the impounding; and
- (h) a note of any order made by an authorised person relating to the animal; and
- (i) the date and details of whether the animal was sold, released, destroyed or disposed of in some other way.

~~(4)~~ The register of impounded animals must be kept available for public inspection at the place of care for animals or, if the place has no public office, at an office prescribed by subordinate local law.

(5) However, a person may not inspect the Register unless the person satisfies the local government that the person is the keeper of an impounded animal by, for example, providing to the local government a statutory declaration detailing the facts and circumstances of the seizure or impounding of the impounded animal.

(6) The keeper of an impounded animal may only inspect that part of the information on Register that relates to the impounding of the impounded animal.

49A Obligations of owner of registered cat

(1) The owner of a registered cat must—

- (a) ensure that the cat carries the registration device required by resolution of the local government; and
- (b) ensure that the registration device is attached to a collar worn by the cat; and
- (c) notify the local government within 14 days if the registration device for the cat has been lost or destroyed.

Maximum penalty for each of paragraphs (a), (b) and (c)—20 penalty units.

(2) The local government may grant an exemption to the requirement to attach the registration device to a collar worn by the cat where the owner can produce evidence to the satisfaction of the local government that reasonable circumstances for an exemption exist.

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55 Transitional provision for the prohibition and restriction of animals in public places

For the avoidance of doubt, the local government may make a resolution about a prohibition or restriction under section 9(1) contemporaneously with, or after, the commencement of this local law if, before making the resolution, the local government consulted with the public for at least 21 days about, and considered every submission properly made to it about—

- (~~a~~) each prohibition proposed under section 9(1)(a) or (b); and
- (~~v~~) (b) each restriction proposed under subsection (1)(c).

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Redland City Council

Subordinate Local Law No. 2 (Animal Management) 2015

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Part 2 Keeping of animals

56 Circumstances in which keeping animals requires approval—Authorising local law, s 6(1)

- (1) For section 6(1) of the authorising local law, an approval is required for the keeping of an animal or animals in the circumstances specified in this section.
- (2) An approval (a **3 cat approval**) is required to keep 3 cats over the age of 3 months on premises unless a cattery approval or a pet shop approval has been granted in respect of the keeping of the cats on the premises.
- (3) An approval (a **3 dog approval**) is required to keep 3 dogs over the age of 3 months on premises unless a kennel approval or a pet shop approval has been granted in respect of the keeping of the dogs on the premises.
- (4) An approval (a **4 dog approval**) is required to keep 4 dogs over the age of 3 months on a premises unless a kennel approval or a pet shop approval has been granted in respect of the keeping of the dogs on the premises.
- (54) An approval (a **cattery approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 cats.
- (65) An approval (a **kennel approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 dogs.
- (76) An approval (a **pet shop approval**) is required to keep animals if the animals are kept for the purposes of the operation of a pet shop.
- (87) An approval (a **pet pig approval**) is required to keep a pig on premises.

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Schedule 1 Prohibition on keeping animals

Item	Column 1 Animal	Column 2 Circumstances in which keeping of animal or animals is prohibited
1	Dog	(a) More than 2 dogs over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the dogs on the premises—

Item	Column 1 Animal	Column 2 Circumstances in which keeping of animal or animals is prohibited
		<p>(i) a 3 dog approval; or (i)(ii) a 4 dog approval; or (ii)(iii) a kennel approval; or (iii)(iv) a pet shop approval.</p> <p>(b) Any of the following breeds, and a cross-breed of any of the following breeds, anywhere in the local government area: American pit bull terrier or pit bull terrier; dogo Argentino; fila Brasileiro; Japanese tosa; Perro de Presa Canario or Presa Canario.</p>

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Schedule 2 Minimum standards for keeping animals generally

(3) Where an enclosure is to be built specifically for the purpose of housing an animal on premises, the enclosure must be constructed to prevent the animal from going within ~~any of~~ the following—

- (a) 5m of any residence, other than a residence upon the premises on which the enclosure is to be constructed; ~~and or~~
- (b) 1m of any boundary of the premises; ~~and~~ ___

~~(4e)~~ Where an enclosure is to be built specifically for the purpose of housing an animal on premises, the enclosure must be constructed to prevent the animal from going within 10m of any premises used for the manufacture, preparation or storage of food for human consumption, other than food contained in hermetically sealed packages.

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~~(54)~~ Subsection ~~(43)~~~~(e)~~ does not apply where an enclosure is built for the purpose of housing the animal if the premises are a domestic kitchen used solely for domestic purposes by the owner of, or responsible person for, the animal.

Schedule 4 Requirements for proper enclosures for animals

	Column 1 Species or breed of animal	Column 2 Requirements for proper enclosures
1	All animals regardless of species or breed	(a) A proper enclosure is an area of the land on which the animal is kept, appropriately sized so as to be capable of effectively and comfortably housing the animal.

		<p>(b) The area must be suitably fenced—</p> <p>(i) appropriate to the species and breed of the animal to be enclosed; and</p> <p>(ii) so as to effectively enclose the animal on the land on which it is kept at all times; and</p> <p>(iii) so as to prevent any part of the animal from encroaching onto a public place or neighbouring property.</p> <p>(c) For the purposes of this item 1, <i>suitably fenced</i> means enclosed by a fence —</p> <p>(i) <u>that is a physical barrier</u>, constructed of materials which are of sufficient strength to prevent the animal from escaping over, under or through the fence; and</p> <p>(ii) of a height which is sufficient to prevent the animal jumping or climbing over the fence; and</p> <p>(iii) where the animal has the ability to dig — which includes a barrier installed directly below the fence to prevent the animal digging its way out; and</p> <p>(iv) where the animal has the ability to climb— designed and constructed in such a way as to prevent the animal from climbing over the fence; and</p> <p>(v) of which all gates are kept closed and latched except when in immediate use by a person entering or leaving the land on which the animal is kept.</p>
<u>2</u>	<u>Dog</u>	<u>The proper enclosure requirements for a person who keeps a dog are that the enclosure must be external to the dwelling, where the property has external land that is for the private use of the occupier of the dwelling.</u>
<u>23</u>	A dog kept at a caravan park	<p>The proper enclosure requirements for a person who keeps a dog at a caravan park site at a caravan park, are that the enclosure must—</p> <p>(a) comprise part, or the whole, of the caravan park site; but</p> <p>(b) not extend beyond the external boundaries of the caravan park site; and</p> <p>(c) be appropriately sized so as to be capable of effectively and comfortably housing the dog; and</p>

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		<p>(d) be suitably fenced—</p> <p>(i) appropriate to the species and breed of the dog to be enclosed; and</p> <p>(ii) so as to at all times effectively enclose the dog within—</p> <p>(A) if the area of the enclosure comprises the whole of the caravan park site — the caravan park site to the satisfaction of an authorised person; or</p> <p>(B) if the area of the enclosure comprises only part of the caravan park site — the area of the enclosure to the satisfaction of an authorised person.</p>
<u>34</u>	Stallion and pig	A proper enclosure for the keeping of an animal to which this item 3 applies must, in addition to the requirements specified in item 1, be constructed within an additional or second suitable and adequate fence or enclosure that is provided at the land on which the animal is kept to a standard approved by an authorised person.
4	A cat kept on premises pursuant to a 3 cat approval	<p>A person who keeps a cat on premises pursuant to a 3 cat approval may comply with the requirements prescribed in item 1 if—</p> <p>(a) a building or structure (other than a fence) forms part, or the whole, of the proper enclosure; and</p> <p>(b) the building or structure—</p> <p>(i) is appropriately sized so as to be capable of effectively and comfortably housing the cat; and</p> <p>(ii) the building or structure effectively encloses the cat on the premises at all times; and</p> <p>(iii) the building or structure is—</p> <p>(A) constructed of materials which are of sufficient strength to prevent the cat from escaping over, under or through the building or structure; and</p> <p>(B) of a height which is sufficient to prevent the cat jumping or climbing over the building or structure; and</p> <p>(c) all gates and doors of the building or structure are kept closed and latched except when in immediate use by a person entering or leaving the premises on which the cat is kept.</p>

Schedule 7 Dictionary

Section 4

3 cat approval see section 6(2).

3 dog approval see section 6(3).

4 dog approval see section 6(4).

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accommodation (at a caravan park) means—

- (a) a caravan; or
- (b) a complimentary accommodation.

Redland City Council

Subordinate Local Law No. 1.5 (Keeping of Animals) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Schedule 1 Keeping of animals

Section **Error! Reference source not found.**

1. Prescribed activity

- (1) Keeping of animals.
- (2) Under *Local Law No. 2 (Animal Management) 2015*, the relevant approvals are described as —
 - (a) a 3 cat approval;
 - (b) a 3 dog approval;
 - (c) a 4 dog approval;
 - (c) a cattery approval;
 - (d) a kennel approval;
 - (e) a pet shop approval;
 - (f) a pet pig approval.

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

The keeping of animals at an animal entertainment park or an animal sanctuary.

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

- (1) An application detailing—
 - (a) the species, breed, age and gender of each animal for which the approval is sought; and
 - (b) the number of animals to be kept; and
 - (c) the nature of the premises at which the animal or animals are to be kept; and
 - (d) the area, or the part of the area, in which the animal or animals are to be kept; and
 - (e) the materials out of which any enclosure in which the animal or animals to be kept is (or is to be) constructed and any other details of the enclosure; and
 - (f) the location of the enclosure on the premises; and

- (g) if the application relates to a 3 cat approval or a 3 or 4 dog approval — the written consent of the ~~occupier of any land which borders the premises on which the animals are to be kept~~ land owner.

4. Additional criteria for the granting of an approval

- (1) Whether the premises on which the animal or animals are to be kept is appropriately sized so that the animal or animals can be effectively and comfortably kept on the premises.
- (2) Whether a residence exists on the premises.
- (3) Whether a proper enclosure is maintained on the premises in accordance with the requirements of *Local Law No. 2 (Animal Management) 2015*.

~~(4) If the application relates to a 3 cat approval or a 3 dog approval — whether compassionate grounds exist for granting the approval.~~

~~*Example —*~~

~~Compassionate grounds for the grant of an approval exist if —~~

~~(a) 2 dogs are registered with the local government as kept by a person (the *first person*) on the premises; and~~

~~(b) another person (the *second person*) is the keeper of another dog (the *third dog*); and~~

~~(c) the second person is, due to the occurrence of an event (the *intervening event*) which is beyond the reasonable control of the second person, for example, a serious injury, sickness or the death of the second person, unable to keep the third dog; and~~

~~(d) the first person, as a result of, or after the occurrence of, the *intervening event*, wishes to keep the third dog on the premises.~~

- ~~(45)~~ If the application relates to the keeping of dogs or cats — whether the animals identified in the application are registered with the local government.
- ~~(56)~~ If section 14 of the Animal Management Act applies to the applicant for the approval — whether the applicant has complied with the requirements of the section.
- ~~(67)~~ Whether the grant of the approval for the prescribed activity on the premises is likely to —
 - (a) cause nuisance, inconvenience or annoyance to occupiers of adjoining land; or
 - (b) affect the amenity of the surrounding area; or
 - (c) have a deleterious effect on the local environment or cause pollution or other environmental damage.
- ~~(78)~~ Whether the applicant has been refused a similar type of approval by the local government or another local government.

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 that will ordinarily be imposed on a 3 cat approval for premises are—
- (a) a condition limiting the approval to the cats identified in the approval; and
 - (b) a condition requiring the holder of the approval to take reasonable steps to keep the cats from breeding; and
 - (c) a condition requiring that the premises be provided with an enclosure complying with the requirements of section 13 of *Local Law No 2 (Animal Management) 2015*; and
 - (d) a condition requiring that if 1 or more of the cats identified in the approval departs the premises, the approval shall be deemed to have lapsed; and
 - (e) a condition requiring the holder of the approval to take all reasonable steps to prevent the cats from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises; and
 - (f) a condition requiring that waste material and cat faeces be removed daily and disposed of in a manner approved by an authorised person; and
 - (g) a condition requiring that all enclosure areas be kept clean and sanitary and disinfected on a regular basis to the satisfaction of an authorised person; and
 - (h) a condition requiring that the holder of the approval ensure that all facilities for the keeping of cats on the premises are structurally maintained and in an aesthetically acceptable condition; and
 - (i) a condition requiring that all cats are permanently identified by the implanting of a microchip capable of being read by the local government's microchip reader.
- (2) The conditions that will ordinarily be imposed on a 3 or 4 dog approval for premises are—
- (a) a condition limiting the approval to the dogs identified in the approval; and
 - (b) a condition requiring that if 1 or more of the dogs identified in the approval departs the premises, the approval shall be deemed to have lapsed; and
 - (c) a condition requiring the holder of the approval to take all reasonable steps to prevent the dogs from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises; and
- Example –*
- Persistent barking, howling or whining of a dog may result in a nuisance or disturbance to the occupiers of other premises.
- (d) if a kennel, run or exercise yard is provided for the dogs — a condition requiring that the kennel, run or yard must be located not less than—
 - (i) 1m from any boundary of the premises; or

- (ii) 5m from any residence, other than the residence upon the premises on which the enclosure is to be constructed, and
- (e) a condition requiring that drainage and run off from kennels be confined to the premises; and
- (f) a condition requiring that waste material and dog faeces be removed daily and disposed of in a manner approved by an authorised person; and
- (g) a condition requiring that all kennel and enclosure areas be kept clean and sanitary and disinfected on a regular basis to the satisfaction of an authorised person; and
- (h) a condition requiring that the holder of the approval ensure that all facilities for the keeping of dogs on the premises are structurally maintained and in an aesthetically acceptable condition; and
- (i) a condition requiring the holder of the approval to take reasonable steps to keep the dogs from breeding; and
- (j) a condition requiring that all dogs are permanently identified by the implanting of a microchip capable of being read by the local government's microchip reader.
- (k) for a 4 dog approval, a condition that the property on which the dogs are kept is over 6000m2 in size and is located outside the urban footprint.

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.
- (3) An approval may be granted for the period during which the animal the subject of the approval is kept on the premises identified in the approval if the approval is—
 - (a) a 3 cat approval; or
 - (b) a 3 dog approval;
 - (c) a 4 dog approval or
 - (c) a pet pig approval.

Schedule 2 Categories of approval that are non-transferable

Section **Error! Reference source not found.**

The categories of approval that are non-transferable are—

- (a) a 3 cat approval; and
- (b) a 3 dog approval;
- (c) [a 4 dog approval](#) and
- (c) a pet pig approval.

Schedule 3 Dictionary

Section 4

animal entertainment park means a public place which includes, as part of its entertainment, the exhibiting of animals for the amusement or entertainment of the public.

Animal Management Act has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

animal sanctuary means a park, reserve or other place used for the preservation, protection or rehabilitation of animals.

premises has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

proper enclosure has the meaning given in *Local Law No. 2 (Animal Management) 2015*.

public place has the meaning given in *Local Law No. 1 (Administration) 2015*.

registered has the meaning given in the Animal Management Act.

residence has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

Urban Footprint means the land identified in the land use category of Urban Footprint in the South East Queensland Regional Plan 2009 – 2031.

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waste has the meaning given in the *Environmental Protection Act 1994*.

Redland City Council

Subordinate Local Law No. 5 (Parking) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

This document displays the proposed new regulated parking areas and amended parking areas only. In the amendment process all maps will be replaced with higher resolution images.

Schedule 2 Declaration of off-street regulated parking areas

Part 1 Areas declared to be an off-street regulated parking area.

Cleveland

Wharf Street off-street car park as identified in schedule 2, part 2.	2F (iv)	Between Middle Street and Wharf Street, Cleveland.
William Street off-street car park as identified in schedule 2, part 2.	2G	Between William Street and Shore Street North, Cleveland.

North Stradbroke Island

East Coast Road off-street car park as identified in schedule 2, part 2.	4A (ii)	East Coast Road, Dunwich, North Stradbroke Island
Junner Street, Cunningham Street, off-street car park as identified in schedule 2, part 2.	4C (i)	Between Cunningham Street and Ballow Road, Dunwich, North Stradbroke Island.
Junner Street, Bayly Street off-street car park as identified in schedule 2, part 2.	4C (ii)	Between Ballow Road and Bayly Street, Dunwich, North Stradbroke Island.

Redland Bay

Weinam Creek Spoil Pond off-street car park as identified in schedule 2, part 2.	5A(iv)	Banana Street, Redland Bay.
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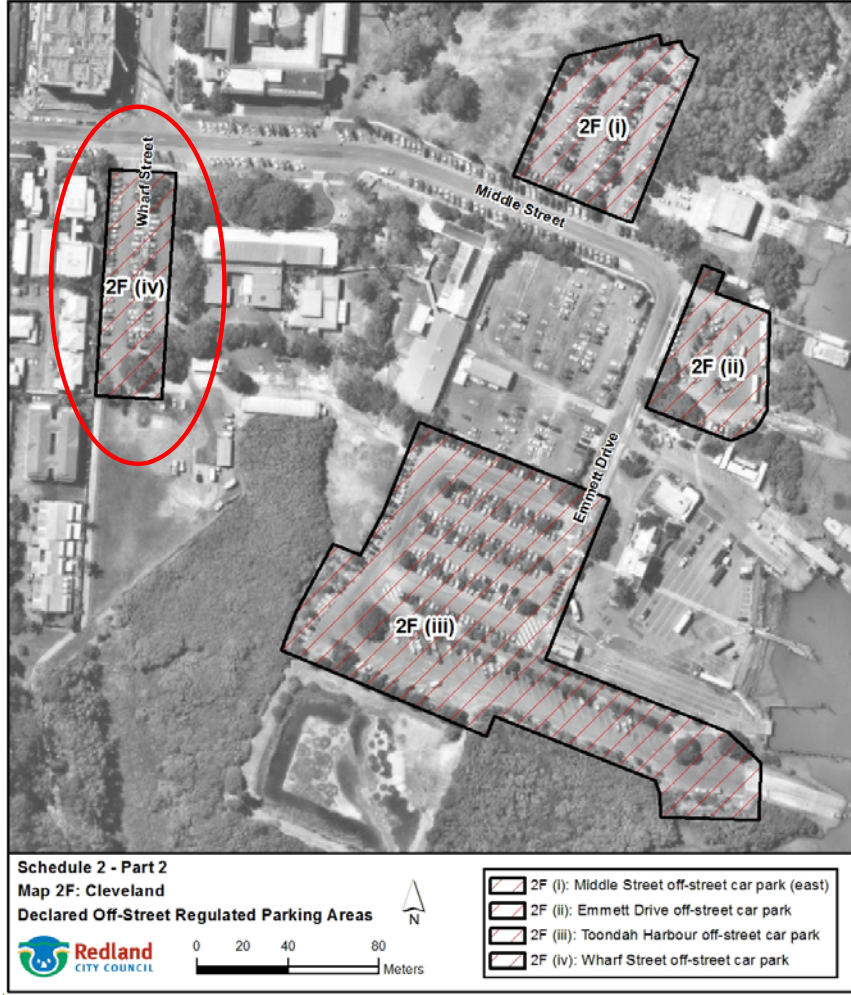
Russell Island

Alice Street – Esplanade off-street car and boat trailer park as identified in schedule 2, part 2.	6B(i)	Corner of Alice Street and Esplanade, Russell Island
Esplanade off-street car park as identified in schedule 2, part 2.	6B(ii)	Esplanade, Russell Island

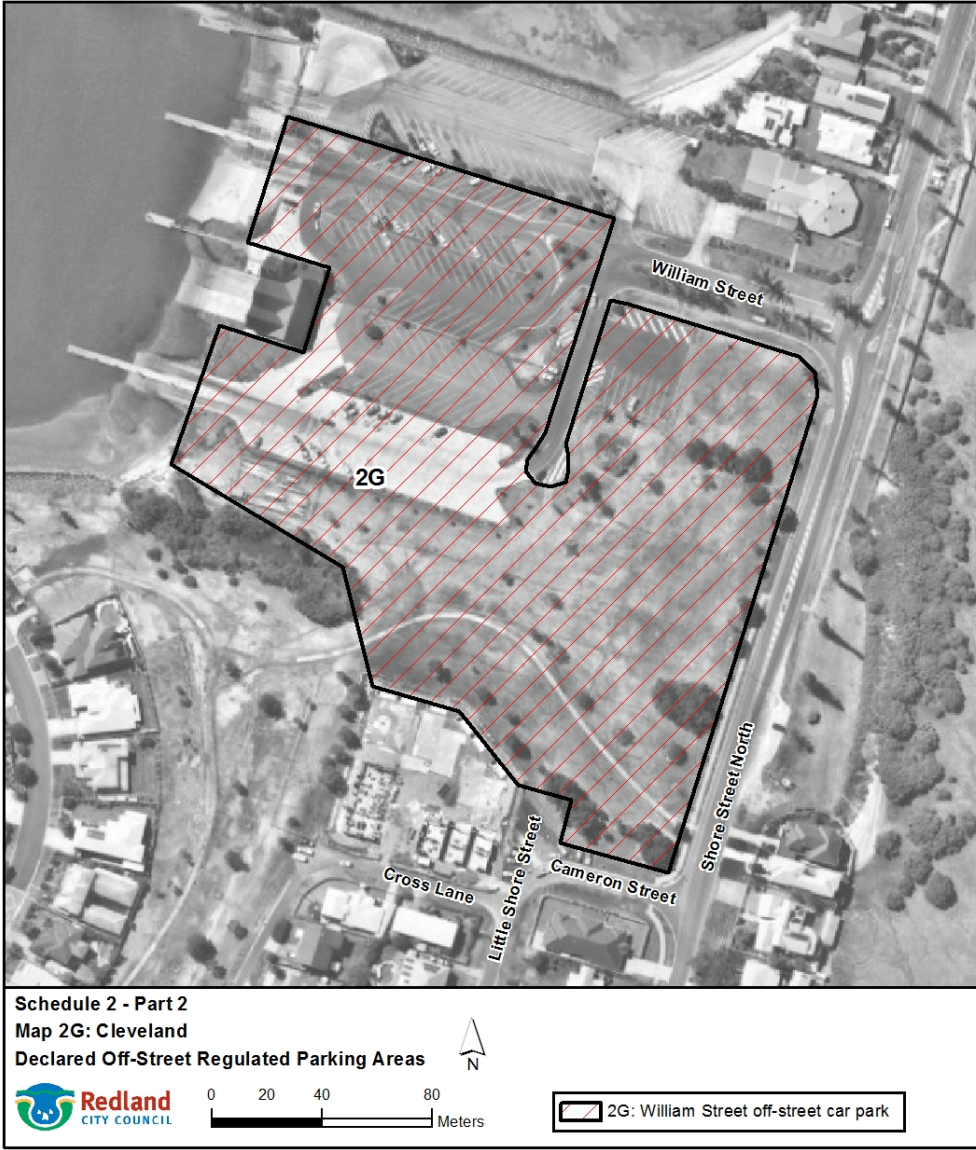
Victoria Point

Colburn Avenue off-street car park as identified in schedule 2, part 2.	7A(ii)	Colburn Avenue, Victoria Point.
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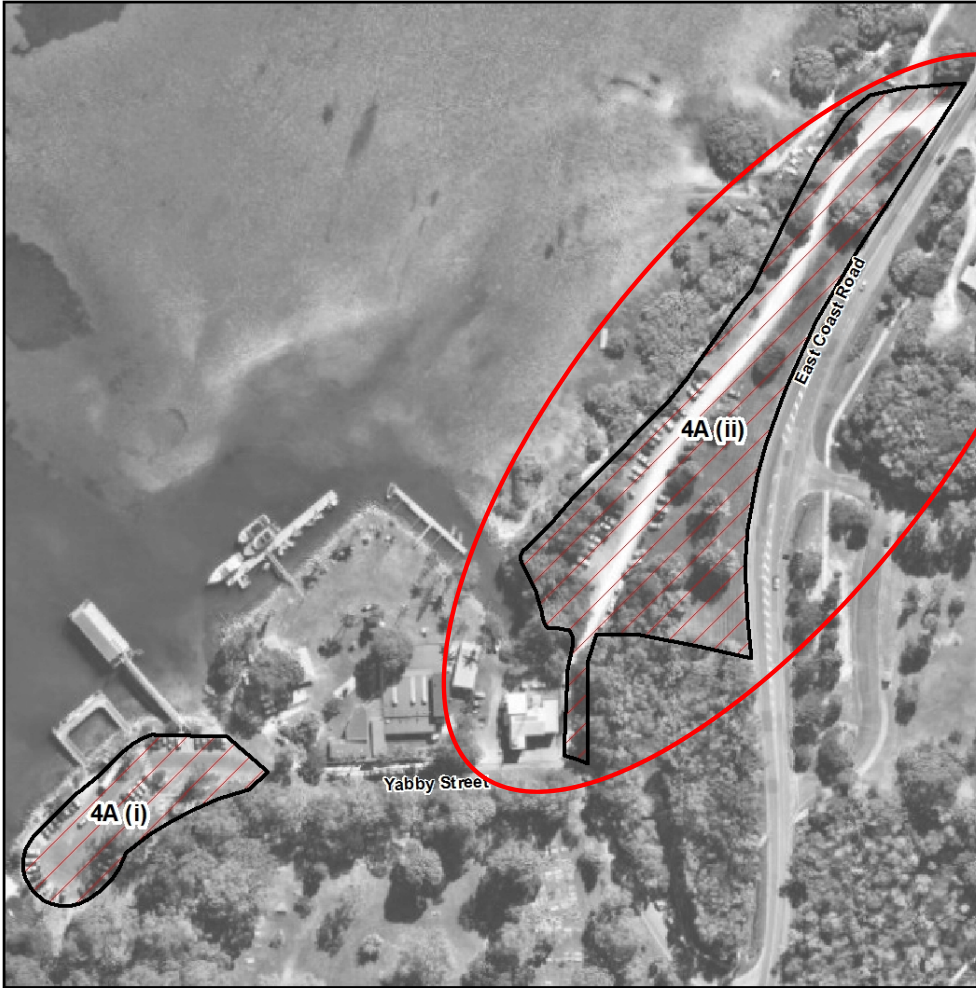
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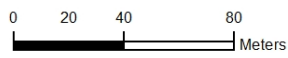
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



Schedule 2 - Part 2

Map 4A: North Stradbroke Island

Declared Off-Street Regulated Parking Areas



-  4A (i): One Mile ferry terminal off-street car park
-  4A (ii): East Coast Road off-street car park

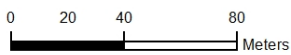
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Schedule 2 - Part 2

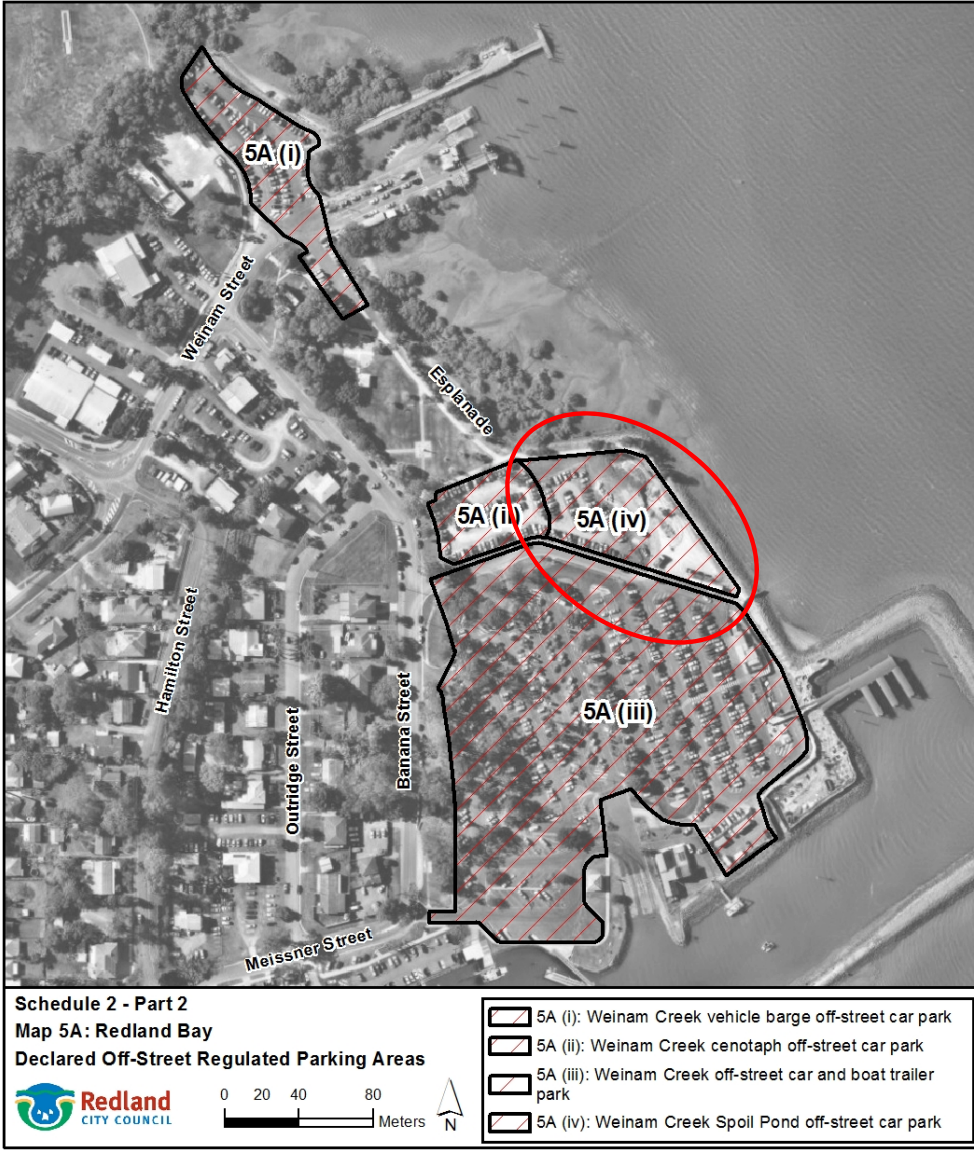
Map 4C: North Stradbroke Island

Declared Off-Street Regulated Parking Areas



-  4C (i) Junner Street, Cunningham Street, off-street car park
-  4C (ii) Junner Street, Bayly Street off-street car park

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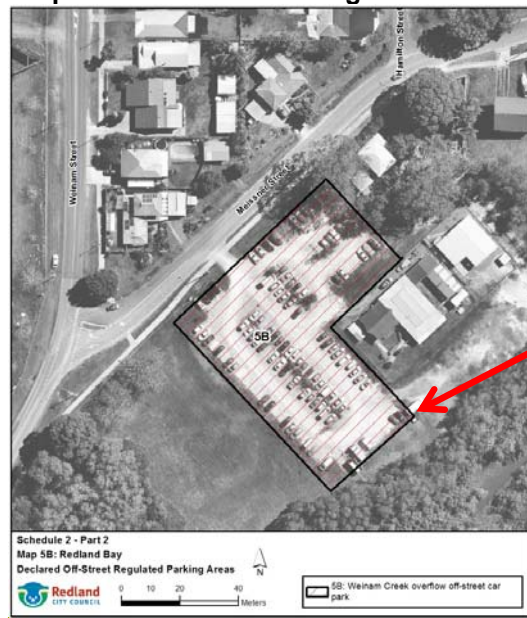
Amended regulated parking area:

Current area regulated...



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Proposed amended area regulated...



Extended to cover entire parking area

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Example drafting for various options for third party advertising

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Option 1 - Council and privately owned land for third party advertising

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 erected or displayed at a public place or a premises if:
 - (a) the public place or premises is provided by the local government for the display of third party advertising signs when in an open space or community purposes zone category; or
 - (b) the local government has granted an approval for the premises to be used for the display of a third party advertising sign (whether under this subordinate local law or otherwise).
- (4) The criteria prescribed for a third party advertising sign are that the sign must—
 - (a) be designed to:
 - i. minimise visual clutter; and
 - ii. be proportionate to and complement the function and location of the surrounding land uses and the premises on which the advertising device is installed; and
 - iii. not detrimentally impact on the built form of building or structures contained on the premises or adjoining premises; and
 - iv. if attached to a building or structure be contained within any existing building outline.
 - b) not exceed, in number, 1 sign per premises; and
 - c) when visible from a road (State-controlled or local government road) — be sited and displayed in accordance with the Queensland Government Roadside Advertising Guide (as amended); and

- d) not be situated within 100m of a residential zone, unless the sign is not visible from any premises used for a residential purpose; and
- e) comply with additional prescribed criteria for the relevant sign definition contained within this Schedule e.g. electronic display component sign, illuminated sign, billboard sign etc.; and
- f) be the only third party advertising device situated within a 500m radius of the premises on which the advertising device is displayed; and
- g) not be displayed for a period in excess of 12 months without further approval of the local government.

Sign Description	Zone Category					
	Industrial	Centre	Environmental	Open Space	Residential	Community purposes
Third Party	●	●	x	●	x	●

Option 2 Council owned land only

Third party commercial advertising sign

A **third party commercial advertising sign** is a sign which displays or promotes—

- (d) 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
 - (e) a product or service which is not supplied at, or primarily available from, the premises on which the sign is displayed; or
 - (f) an activity or event which does not occur on the premises on which the sign is displayed.
- (2) A **third party commercial advertising sign** must not be installed, erected or displayed without a current approval granted by the local government.
 - (3) A third party commercial advertising sign may only be installed, erected or displayed at a public place or a premises if the public place or premises is provided by the local government for the display of third party advertising signs (4)
 - (4) The criteria prescribed for a third party commercial advertising sign are that the sign must—
 - (a) be designed to:
 - (i) minimise visual clutter; and
 - (ii) be proportionate to and complement the function and location of the surrounding land uses and the premises on which the advertising device is installed; and

- (iii) not detrimentally impact on the built form of building or structures contained on the premises or adjoining premises; and
 - (iv) if attached to a building or structure be contained within any existing building outline.
- h) not exceed, in number, 1 sign per premises; and
- i) when visible from a road (State-controlled or local government road) — be sited and displayed in accordance with the Queensland Government Roadside Advertising Guide (as amended); and
- j) not be situated within 100m of a residential zone, unless the sign is not visible from any premises used for a residential purpose; and
- k) comply with additional prescribed criteria for the relevant sign definition contained within this Schedule e.g. electronic display component sign, illuminated sign, billboard sign etc.; and
- l) be the only third party advertising device situated within a 500m radius of the premises on which the advertising device is displayed.

Third party advertising sign

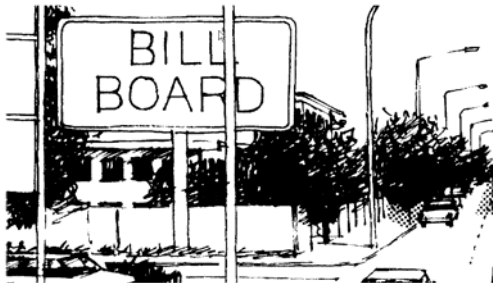
- (1) A ***third party advertising sign*** is a sign which displays or promotes—
 - (g) the name, logo or symbol of a company, organisation or individual which does not own or substantially occupy the premises or building on which the sign is displayed; or
 - (h) a product or service which is not supplied at, or primarily available from, the premises on which the sign is displayed; or
 - (i) 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 which is displayed on premises 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.

- (4) 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; and
 - (c) not have a face area in excess of 2.4m².

Sign Description	Zone Category					
	Industrial	Centre	Environmental	Open Space	Residential	Community purposes
Third Party commercial advertising sign	●	●	x	●	x	●
Third part advertising sign	●	●	●	●	●	●

Both Categories would require an amendment to criteria for billboard signs as per below:

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 and has been approved for third part advertising only.
- (2) A billboard sign must not be installed, erected or displayed without a current approval granted by the local government.
- (3) The criteria prescribed for a billboard 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 45m² per side for a maximum of two sides; and
 - (c) not have a height in excess of 10m above the ground; and

- (d) not project beyond the front alignment of a premises; and
- (e) be a minimum of 3 metres from the boundary of an adjoining property; and
- (f) when visible from a road (State-controlled or local government road) — be sited and displayed in accordance with the Queensland Government Roadside Advertising Guide (as amended); and
- (g) not be situated within 100m of a residential zone, unless the sign is not visible from any premises used for a residential purpose; and
- (h) be the only billboard sign situated within a 500m radius of the premises on which the advertising device is displayed.
- (i)
- (j) be designed to:
 - (i) minimise visual clutter; and
 - (ii) be proportionate to and complement the function and location of the surrounding land uses and the premises on which the advertising device is installed; and
 - (iii) not detrimentally impact on the built form of building or structures contained on the premises or adjoining premises; and
 - (iv) if attached to a building or structure, be contained within any existing building outline.

Sign Description	Zone Category					
	Industrial	Centre	Environmental	Open Space	Residential	Community purposes
Billboard Sign	●	●	x	●	x	●

Option 3 Remain status quo

Redland City Council

Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2015

*This document has excerpts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Schedule 2 Categories of approval that are non-transferable

Section 6

~~(1) Each approval for the prescribed activity of footpath dining is non-transferable.~~

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~~(1)~~ ~~Subject to subsection (1), e~~ Each approval for the prescribe activity named in schedule 1, section 1 is transferable.

Redland City Council

Local Law No. 3 (Community and Environmental Management) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Part 2 Declared local pests

Division 1 Application

1 Application of part

(1) This part does not apply to—

(a) an animal or plant that is ~~restricted matter or prohibited matter a declared pest~~ under the ~~Land Protection (Pest and Stock Route Management) Biosecurity Act 2014~~²⁰⁰²¹ or the ~~Plant Protection Act 1989~~²; or

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~~57~~ ~~noxious fisheries resources or diseased fisheries resources~~³.

(2) In this section—

~~declared pest~~~~prohibited matter~~, see the ~~Land Protection (Pest and Stock Route Management) Biosecurity Act 2014~~²⁰⁰², ~~section 19~~~~section 8~~ and the ~~Plant Protection Act 1989~~, ~~section 4~~.

~~Restricted matter~~, see the ~~Biosecurity Act 2014~~, ~~section 21~~

~~diseased fisheries resources~~ see the ~~Fisheries Act 1994~~, ~~section 94~~.

~~noxious fisheries resources~~ see the ~~Fisheries Act 1994~~, ~~schedule~~.

Division 2 Declaration of local pests

2 Declaration of local pests

(1) The local government may, by subordinate local law, declare an animal or plant of a specified species to be a local pest.

(2) Before the local government makes a declaration under this section, it must consult

¹ See the ~~Land Protection (Pest and Stock Route Management) Biosecurity Act 2002~~²⁰¹⁴, sections ~~36~~¹⁹ and ~~37~~²¹, regarding ~~the declaration of plants and animals as declared pests~~~~prohibited and restricted matter~~ for the State or part of the State.

² See the ~~Plant Protection Act 1989~~, section 4, regarding the declaration of pests that are harmful to the growth or quality of crop plants.

³ See the ~~Fisheries Act 1994~~, section 94, regarding the declaration of diseased fisheries resources.

with the chief executive about the desirability of the declaration.

- (3) A declaration under this section—
- (a) must be published in a newspaper circulating generally in the local government's area; and
 - (b) comes into force on the date of publication.
- (4) In this section—

chief executive means the chief executive of the department in which the ~~*Land Protection (Pest and Stock Route Management) Act 2002*~~ *Biosecurity Act 2014* is administered.

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Part 3 Overgrown and unsightly allotments

3 Unsightly objects, materials or vegetation

- (1) The responsible person for an allotment must not—
- (a) bring on to the allotment; or
 - (b) allow to remain on the allotment; or
 - (c) allow to accumulate on the allotment; or
 - (d) place on the allotment, any objects, materials or vegetation which, in the opinion of an authorised person, is unsightly or not in accordance with the amenity of the locality in which the allotment is located.

Examples of objects or materials which may be unsightly or not in accordance with the amenity of the locality—

- Broken down vehicles and car bodies;
- Broken down boats, boat trailers and dilapidated boat parts;
- Scrap machinery or machinery parts;
- Discarded bottles, containers or packaging;
- Dilapidated or unsightly building hoardings;
- Shopping trolleys;
- Overgrown vegetation that seriously affects the visual amenity of the allotment or is likely to attract or harbour reptiles.

Maximum penalty—20 penalty units.

- (2) The authorised person may, by compliance notice⁴ given to the responsible person for the allotment, require the responsible person to—
- (a) remove objects, materials or vegetation that is causing the circumstance

⁴ See footnote 5.

mentioned in subsection (1)(a), (b), (c) or (d); or

- (b) take other specified action to remedy the circumstance mentioned in subsection (1)(a), (b), (c) or (d).

Example of action that might be required under paragraph (b)—

Erecting an appropriate structure (in accordance with requirements under the Planning Act) to screen unsightly objects or materials from public view.

- (3) A notice issued under subsection (2) may also require the repetition of the specified action at stated intervals or on the reappearance of the accumulation of objects, materials or vegetation on the allotment within a specified period.

(4) Failure to comply with a notice issued under subsection (2) may result in the objects, materials or vegetation to be seized or impounded in accordance with Local Law No.1 (Administration) 2015 section 40.

- (54) However, the notice cannot prevent a use of land authorised under the Planning Act⁵ or the *Environmental Protection Act 1994*.

- (65) In this section—

vegetation includes a tree, bush, shrub, plant or grass, but does not include vegetation that is protected under a law⁶ of the State or Commonwealth or under the local government's planning scheme.

Part 7 Miscellaneous

4 Prohibition on feeding native birds

- (1) A person must not feed a native bird ~~on at a residential~~ premises in a way that causes, or may cause, a ~~relevant environmental~~ nuisance.

Maximum penalty — 50 penalty units.

- (2) Without limiting subsection (1), a person feeds a native bird in a way that causes, or may cause, a relevant ~~environmental~~ nuisance if—

(a) ~~the person feeds the native bird in a way that causes the bird to move from the place where it is located to the premises at which the person is providing the food; and the person feeds the native bird prior to 8am or after 7pm on any given day; or~~

(b) ~~feeding the native bird results in excessive or unsightly accumulation of native bird droppings as a direct result of the feeding; or~~

(c) ~~feeding the native bird results in an excessive accumulation of bird-food waste, which may include but is not limited, to seed husks or bread; or~~

⁵ See definition of *Planning Act* in the Act, schedule 4

⁶ For example, vegetation may be protected under the *Nature Conservation Act 1994*, the *Vegetation Management Act 1999*, the *Planning Act*, the *Queensland Heritage Act 1992*, the *Fisheries Act 1994* and the *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*.

- (d) feeding the native bird results in offensive odour caused by accumulation of native bird droppings or ~~bird~~ food waste; or
- ~~(a)~~(e) feeding the native bird results in damage to property caused from excessive native bird droppings or destructive behaviour in the immediate area of where the birds are fed; or
- ~~(b)~~(f) the movement of the native bird causes, or may cause, a relevant environmental nuisance in the opinion of an authorised officer, a nuisance is being caused by the feeding of native birds at residential premises.
- (3) For the avoidance of doubt, a person does not commit an offence under subsection (1) if the person commits an offence under section 340 of the *Nature Conservation (Wildlife Management) Regulation 2006*.
- (4) In this section —
- ~~(a)~~ *contaminant* has the meaning given in the *Environmental Protection Act 1994*;
- ~~(b)~~ *contamination* has the meaning given in the *Environmental Protection Act 1994*;
- ~~(c)~~ *environment* has the meaning given in the *Environmental Protection Act 1994*;
- ~~(d)~~ *environmental nuisance* means an unreasonable interference, or likely interference, with an environmental value caused by—
- ~~(e)~~ light, noise, odour or particles; or
- ~~(f)~~ an unhealthy, offensive or unsightly condition because of contamination;
- ~~(g)~~ *environmental value* has the meaning given in the *Environmental Protection Act 1994*;
- ~~(h)~~(a) *feed*, in relation to a native bird, includes—
- (i) the use of food to ~~tease or lure~~entice the native bird; and
- (ii) an attempt to ~~provide food to~~feed the native bird; but
- (iii) does not include planting, growing or maintaining a plant which is a source of food for a native bird;
- ~~(i)~~(b) *native bird* means a bird in an independent state of natural liberty;
- ~~(j)~~ *noise* has the meaning given in the *Environmental Protection Act 1994*;
- ~~(c)~~ *relevant environmental nuisance*, for premises, means an ~~environmental~~ nuisance to land adjoining, or in close proximity to, the premises;
- ~~(d)~~ *destructive behaviour*, means gnawing or chewing or an action of the native bird leading to property damage;
- ~~(k)~~(e) *immediate area*, means adjoining properties.

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Redland City Council

Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

Schedule 1 Operation of temporary entertainment events

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

The opening to the public, or the preparation for opening to the public, of a temporary entertainment event if—

- (a) the opening to the public constitutes development under the Planning Act, for example, the use of an indoor recreation facility under the planning scheme of the local government; or
- (b) the entertainment event is undertaken on a local government controlled area or a road and is only open to a maximum of 500 persons over the entire event; or
- (c) the entertainment event is undertaken on a place other than a local government controlled area or a road.

4. Additional criteria for the granting of an approval

- (1) The design and construction of the place of the temporary entertainment event must be safe and appropriate to the nature of the entertainment proposed and the number of people expected to attend the place.
- (2) Entertainment of the kind proposed must not unreasonably detract from the amenity of the area in which the entertainment is, or is proposed to be, situated.
- (3) Entertainment provided at the place must not generate significant noise, dust or light pollution or other significantly adverse effects on the surrounding neighbourhood.
- (4) There must be enough toilets and sanitary conveniences, complying with standards and requirements imposed by the local government, for the use of the public.
- (5) Adequate provision must exist for the disposal of waste generated by the use of the place for the temporary entertainment event.
- (6) Adequate provision must exist for people and (if relevant) vehicles to enter and leave the place of the temporary entertainment event.
- (7) The applicant for the approval must nominate a person who is responsible for —
 - (a) ensuring compliance with the authorising local law before, during and after the event; and
 - (b) handling general complaints which may be received; and

- (c) liaising and communicating with the local government or an authorised person.
- (8) The operation of the temporary entertainment event must be lawfully conducted on the place identified in the application.
- ~~(9) If the temporary entertainment event involves the use of 1 or more animals and is to be held on a local government controlled area, the use of animals must be in accordance with any applicable guideline or policy of the Royal Society for the Prevention of Cruelty to Animals (RSPCA) Australia.~~

Redland City Council

Subordinate Local Law No. 1.8 (Operation of Accommodation Parks) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

1. 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.
 - a. ~~An approval may be granted for a term of up to 1 year.~~

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2. 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) The term for which an approval may be renewed or extended must not exceed 1 year.~~
- ~~(3)~~(2) If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

Redland City Council

Subordinate Local Law No. 1.10 (Operation of Public Swimming Pools) 2015

*This document has exerts from the Local Law and is drafted for Example purposes only.
This is not the official drafted Local Law amendment.*

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.
- ~~(3) An approval may be granted for a term of up to 1 year.~~

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) The term for which an approval may be renewed or extended must not exceed 1 year.~~
- ~~(3)~~ If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

11.1.3 CORONER'S REPORT INTO THE DEATH OF ETHAN STEPHENSON

Objective Reference: A2591002
Reports and Attachments (Archives)

Attachment: [Attachment Coroner's Report into the death of Ethan Stephenson](#)

Authorising/Responsible Officer: Andrew Ross
General Counsel

Report Author: Claire Lovejoy
Senior Solicitor

PURPOSE

The purpose of this report is to update Council on the findings of the Coroner in the Inquest into the death of Ethan Stephenson. The inquest was held in December 2016 and the findings were delivered by the Coroner on 26 July 2017.

BACKGROUND

On Saturday 7 June 2014 at around 5.15pm, 14 year old Ethan Stephenson was struck by a vehicle when walking or skateboarding on the edge of Centre Road. The incident occurred about 100m from Ethan's home. Ethan died at the scene from the injuries. The driver of the vehicle that struck Ethan was found to have been driving in excess of the 60km/h speed limit, was intoxicated, and the vehicle was defected with a non-operational passenger side headlight.

As a result of Ethan's death, the Coroner received an unprecedented number of letters from concerned residents about safety on Russell Island. As a result of this correspondence, the Coroner determined to hold an inquest into Ethan's death. The scope of the issues at the inquest was:

1. to determine the adequacy of the procedures applied by the Russell Island police in relation to drug and alcohol testing of the driver;
2. the adequacy of the action taken by Redland City Council to improve pedestrian safety on Russell Island; and
3. whether any recommendations can be made to reduce the likelihood of deaths occurring in similar circumstances or otherwise contribute to public health and safety or the administration of justice.

ISSUES

The finding on issue 2 above in relation to Council was that the action was adequate. However, recommendations were made which affect Council.

The Coroner's recommendations in relation to Council were:

- i. Request the Redland City Council Speed Management Committee to conduct a speed review of all roads on Russell Island. Consideration should be given to reducing the

speed limit to 50km/h (with the exception of the ferry terminal area which should be 40km/h due to pedestrian activity, the school zone, which should remain at 40km/h during school hours and dirt roads, which should be 40km/h due to dust suppression and visibility issues); and

- ii. Continue to consult with Russell Island residents to determine whether priority should be given to increased street lighting on the Island and extending the shared pathway system to Sandy Beach, and if so, the way in which these projects should be funded.

The recommendations to Council by the Coroner are considered appropriate, and the officer recommendation below relates to implementing the actions of the recommendations.

The Coroner also made a number of other recommendations to the Qld Police Service, Departments of Transport and Main Roads, and the Qld Government in regard to Transport Regulations, Public Transport and enforcement activities as identified in attachment 1.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no direct legislative requirements for Council to action the recommendations however good governance principles generally require their consideration is balanced with existing budget and resources.

Risk Management

There are no identified risks associated with actioning the recommendations.

Financial

There will be a financial implication to Council to fund the recommendations. Council's City Infrastructure Group has reprioritised a number of operational programs scheduled for completion in 2017/18 to allow suitable funding to initiate the Coroner's recommendations in a timely manner, should the Council resolve to implement same.

People

There are no identified implications on Council staff.

Environmental

Nil

Social

Ethan's death was a very tragic event for the family and SMBI and broader Redlands community where Council continues to engage the community and advocates on its behalf to all levels of Government.

Alignment with Council's Policy and Plans

Aligns with the Redlands Planning Scheme 2006, Infrastructure Works Code and the Council Corporate Policy 2350 Street Lighting Policy.

CONSULTATION

Infrastructure and Operations Group
Divisional Councillor Mark Edwards
Executive Leadership Team

OPTIONS

The following options are open to Council:

1. That Council resolves to accept the Coroner recommendations and endorse the following action plan;
 - a. Speed Limit Reviews: Council through City Infrastructure Group will undertake an overall review of speed limit for the Russell Island roads to be finalised by the end of June 2018; and
 - b. Street Lighting & Shared Pathway: Council through City Infrastructure Group will undertake an assessment of street lighting and shared pathways along the major traffic routes to be completed by the end of June 2018.
 - c. Advocacy: Council write to the relevant State departments referred to in the Coroner report and seek their response and proposed action plan to the recommendations.
2. That Council endorse and implement an amended action plan; or
3. That Council does not implement any action plan.

OFFICER'S RECOMMENDATION

That Council resolves to accept the Coroner recommendations and endorse the following action plan:

- a. **Speed Limit Reviews: Council through City Infrastructure Group will undertake an overall review of speed limit for the Russell Island roads to be finalised by the end of June 2018; and**
- b. **Street Lighting & Shared Pathway: Council through City Infrastructure Group will undertake an assessment of street lighting and shared pathways along the major traffic routes to be completed by the end of June 2018.**
- c. **Advocacy: Council write to the relevant State departments referred to in the Coroner report and seek their response and proposed action plan to the recommendations.**



QUEENSLAND
COURTS

CORONERS COURT OF QUEENSLAND

FINDINGS OF INQUEST

CITATION: Inquest into the death of Ethan Stephenson

TITLE OF COURT: Coroners Court

JURISDICTION: Brisbane

FILE NO: CCMS 2014/1984

DELIVERED ON: 26 July 2017

DELIVERED AT: Brisbane

HEARING DATES: 5 October 2016, 6 - 7 December 2016

FINDINGS OF: Mr John Hutton, Coroner

CATCHWORDS: Coroners: inquest: Russel Island; drink driving; speeding; mechanical defects; skateboarding on public roads; pedestrian safety; footpaths; street lighting; Council resourcing; police resourcing, speed enforcement, alcohol testing; and drug testing

REPRESENTATION:

Counsel Assisting: Mr Peter De Waard
(Coroners Court of Queensland)

Ms Lisa Berry (Ethan's sister): Ms Lisa Willson (instructed by
Mr Peter Traganza of Queensland Law
Group)

Redland City Council: Mr John Bremhorst (instructed by Mr
Cameron Dean of McCullough Robertson)

Queensland Police Service: Mr Michael Nicholson (instructed by Ms
Melanie Johnston of Queensland Police
Legal Services)

Sergeant Graham Staib: Mr Troy Schmidt

INTRODUCTION

1. On Saturday 7 June 2014, a four-wheel drive vehicle struck a 14-year-old boy, Ethan Stephenson, as he was either walking or skateboarding along the edge of Centre Road on Russell Island. Ethan died at the scene from head injuries.

2. I conducted a site visit at Russell Island on 8 November 2016. An inquest was held from 5 – 6 December 2016. A comprehensive brief of evidence was compiled and distributed to the parties. I heard oral evidence from the following witnesses:

- a. Mr George Holford (the driver of the vehicle which collided with Ethan);
- b. Ms Jennifer McIlroy (the driver's former spouse);
- c. Sergeant Graham Staib (Officer In Charge of the Russell Island Police Station at the time of the incident);
- d. Mr Murray Erbs (Group Manager City Infrastructure, Redland City Council); and
- e. Associate Professor Adam Pekol (Civil Engineer, Pekol Traffic and Transport).

3. These submissions address the following issues, which were identified at a Pre-Inquest Conference on 5 October 2016:

- a. The identity of the deceased, when, where and how he died and what caused his death;
- b. The adequacy of the procedures applied by the Russell Island police in relation to drug and alcohol testing of the driver;
- c. The adequacy of the action taken by Redland City Council to improve pedestrian safety on Russell Island; and
- d. Whether any recommendations can be made to reduce the likelihood of deaths occurring in similar circumstances or otherwise contribute to public health and safety or the administration of justice.

FINDINGS REQUIRED BY S. 45

4. Pursuant to s. 45(2) of the *Coroners Act 2003* (Qld), I find:

- a. *Identity of the deceased* – The deceased person is Ethan Stephenson.
- a. *How he died* – At about 5:15pm on 7 June 2014, Ethan Stephenson was either

skateboarding or walking on the edge of Centre Road on Russell Island, travelling south in the same direction as traffic behind him, when a four-wheel drive vehicle struck him. The primary causes of the collision were that the driver, Mr George Holford, was driving in excess of the speed limit of 60km/h; whilst intoxicated; in a vehicle with numerous serious mechanical defects, including a non-operational passenger side headlight and a loose steering pitman arm joint.

- b. *Place of death* – Ethan died at 205 Centre Road, Russell Island, in the state of Queensland.
- c. *Date of death* – Ethan died on 7 June 2014.
- d. *Cause of death* – The medical cause of Ethan's death was head injuries, which resulted from a vehicle collision.

FINDINGS ON THE ISSUES

The adequacy of the procedures applied by the Russell Island police in relation to drug and alcohol testing of the driver

5. I find that the procedures applied by the Russell Island police in relation to drug and alcohol testing of the driver was adequate, given resourcing and legislative constraints.

The adequacy of the action taken by Redland City Council to improve pedestrian safety at Russell Island

6. I find that the action taken by the Redland City Council since Ethan's death to improve pedestrian safety at Russell Island was adequate.

RECOMMENDATIONS

7. Section 46 of the *Coroners Act 2003* (Qld) provides that a Coroner may comment on anything connected with a death that relates to public health or safety, the administration of justice, or ways to prevent deaths from happening in similar circumstances in the future.

8. I recommend that:

a. The Redland City Council:

- i. Request the Redland City Speed Management Committee to conduct a speed review of all roads on Russell Island. Consideration should be given to reducing the speed limit to 50km/h (with the exception of the ferry terminal area which should be 40km/h due to pedestrian activity, the school zone, which should remain at 40km/h during school hours and dirt roads, which should be 40km/h due to dust suppression and visibility issues); and
- ii. Continue to consult with Russell Island residents to determine whether priority should be given to increased street lighting on the Island and extending the shared pathway system to Sandy Beach, and if so, the way in which these projects should be funded.

b. The Queensland Police Service:

- i. Increase permanent police numbers on Russell Island to keep up with demand. (The former OIC of the Russell Island Police Station's suggestion of one Sergeant and three Constables is recommended);
- ii. Increase speed enforcement activities generally on Russell Island to support any reduction in speed limits on the Island implemented by the Redland City Speed Management Committee;
- iii. Allocate a vehicle mounted radar to the Russell Island Police station, and training, to facilitate more effective speed enforcement on the Island;
- iv. Amend the Queensland Police Service Traffic Manual to include a time limit for a second alcohol breath test;
- v. Allocate a saliva drug swab testing device to the Russell Island Police station, and training, to enable police officers the ability to conduct initial drug tests on drivers, to determine whether it is necessary to escort drivers to the mainland for a blood test;

- vi. Implement a policy that all drivers on Russell Island involved in a serious motor vehicle accident be subjected to an initial road side breath test and saliva drug test; and
 - vii. Nominate a Police Liaison Officer to attend each Redland Transport Advisory Group meeting and to liaise with the Russell Island police regarding traffic safety matters.
- c. **The Department of Transport and Main Roads:**
- i. Introduce a public bus service to Russell Island, utilising the Translink Go-Card system; and
 - ii. Take the lead in a safety campaign on Russell Island (in consultation with the Redland City Council and the Russell Island Primary School) to promote safe road usage by children (including the importance of using footpaths, not riding skateboards and other wheeled devices on the roads, and wearing helmets).
- d. **The Queensland government:**
- i. Amend regulation 240 of the *Transport Operations (Road Use Management – Road Rules) Regulations 2009 (Qld) (TORUM Road Rules)* to prohibit skateboards, scooters, and similar wheeled recreational devices from all public roads; or
 - a. At the very least, amend regulation 256 of the *TORUM Road Rules* to mandate helmets, and the use of reflective clothing / illumination devices at night time, for all riders of skateboards, scooters, and similar wheeled recreational devices on roads;
 - ii. Amend section 80 of the *Transport Operations (Road Use Management) Act 1995 (Qld) (TORA)* to mandate an initial drug saliva swab test or blood test on all drivers involved in motor vehicle accidents that have resulted, or are likely to result in a fatality;
 - iii. Amend section 80 of the *TORA*, to only require police officers to take one saliva swab for initial drug testing (rather than two). (As was done previously to comparable provisions in relation to alcohol breath testing); and
 - iv. Review whether it is feasible to amend section 80 of the *TORA*, so that Queensland Ambulance officers can be authorised to take blood tests from drivers involved in serious motor vehicle accidents for drugs. This provision could be limited to remote communities, such as Russell Island, where there are no after hours doctors, nurses or qualified assistants to take blood tests.

EVIDENCE, DISCUSSION AND GENERAL CIRCUMSTANCES OF DEATH

The collision

9. On Saturday 7 June 2014 at around 5:15pm, a 14-year-old boy, Ethan Stephenson was either walking or riding his skateboard along the edge of Centre Road on Russell Island when a four-wheel drive vehicle struck him. The incident occurred about 100m from Ethan's home. Ethan died at the scene from head injuries.

10. Ms Courtney Skinner provided a witness statement dated 19 June 2014, in which she stated that she saw Ethan skateboarding on the right hand side of Centre Road as she drove to the IGA about five minutes prior to the collision.

11. Mr Paul Moran was driving his car on Centre Road on 7 June 2014 travelling in the opposite direction to Ethan. Mr Moran's evidence was relied on in the criminal prosecution of the driver. Mr Moran's contemporaneous account of Ethan's location captured on Sergeant Graham Staib's digital recorder immediately after the collision was: "*We saw him skateboarding along the side of the road here, along the road, and ... we were driving along and ... we just heard a hell of a bang...*" Mr Moran also provided a statement to police dated 11 June 2014. He stated:

- a. "*I saw a kid on the opposite side of the road skateboarding on the edge of the road...*";
- b. "*He was riding the skateboard with a lot of skill to be able to keep it on the edge of the road as he was*"...; and
- c. "*The next thing about 5 seconds later I heard a hell of a bang*".

12. The eyewitness evidence is that prior to the collision, Ethan was riding his skateboard along the edge of Centre Road in a southerly direction travelling in the same direction as traffic behind him. I note that Ethan's skateboard was a 'longboard', which was designed for road use at speed. However, no evidence was available as to Ethan's location or actions at or immediately prior to the collision.

13. The 1984 Toyota Landcruiser was driven by Mr George Holford. He was travelling south along Centre Road, in the same direction as Ethan. The passenger side of his vehicle struck Ethan from behind.

Road conditions

14. Centre Road is a sealed bitumen road that connects the north and south sides of Russell Island.

15. At the time of the incident, the road was dry, the speed limit was 60km/h, and the road was straight and predominately level with only minor undulations along its length. The road was in good condition.

16. The road is around 6.85m wide, which is wide enough for two vehicles to pass in opposite directions. There were no dividing line markings on the road.

Pedestrian facilities

17. At the time of the incident, there were no footpaths on either side of the road. There was loose gravel on the shoulders of the road but this presented difficulty for pedestrians.

18. Since Ethan's death, the Redland City Council installed a footpath along Centre Road. It is unknown whether Ethan would have used the footpath to walk or skateboard on, had the footpath existed prior to the collision. In my view, the existence, and use, of the footpath may well have prevented Ethan's death.

Speed of the vehicle

19. During the inquest, Mr Holford initially stated that he did not believe that he was speeding. He stated that he imagined he would have been travelling at the speed limit of 60km/h, especially because it was coming on dusk.

20. Mr Holford was reminded that he had in fact admitted to speeding for the purposes of sentencing at his criminal trial. He then reluctantly conceded that it was possible he was speeding. He went on to state that if he were driving 65 or 70km/h, he would have slowed down for an approaching vehicle, which he states was coming his way just prior to the collision.

21. Some witnesses estimated that Mr Holford was travelling 100km/h or more at the time of the incident. Mr Holford's former spouse, Ms Jennifer McIlroy, stated that in the 20 years she had known him, he would rarely drive at a speed of less than 80km/h.

22. It is clear, based on Mr Holford's own admission during his criminal trial that he was driving above the speed limit of 60km/h at the time of the incident. However, it cannot be determined, with any level of certainty, how fast he was driving. This is because the witnesses did not have any relevant expertise in determining speed, Mr Holford's former spouse's evidence was tainted due to their acrimonious relationship, and she was not with him at the time of the incident.

23. Mr Holford's reluctance to admit at the inquest that he was speeding, despite his earlier admission in his criminal trial, is indicative, in my view, that he was not a particularly honest witness. His evidence should therefore be treated with caution.

Attendance by police

24. The Officer in Charge of the Russell Island Police station, Sergeant Graham Staib, was the first police officer on the scene at about 5:30pm. He managed and secured the scene to preserve order and safety and to preserve evidence in a forensic crash investigation. I am of the view that Sergeant Staib acted professionally, appropriately and reasonably in the circumstances.

Alcohol consumption of the driver prior to the collision

25. Mr Holford did not participate in a formal police recorded interview, nor did he provide a statement prior to the inquest. He advised police at the scene that he had consumed four full strength beers between around 3:15pm and 5:10pm that day and that he had not taken any drugs.

26. At the inquest, Mr Holford stated that he might have consumed up to five VB cans within a two to three hour period. He stated that he took a six-pack of VB cans to an unplanned gathering at a house on Canaipa Road with a couple of friends to discuss the sale of his outboard engine. He then dropped into the Russell Island Motel to pick up his tools for work the next day and headed home along Centre Road. He thinks he still had a couple of VB cans left in his car.

27. A closer examination of the police report and the photographs taken of the inside the Mr Holford's vehicle at the scene reveal that an esky cooler designed to hold a six-pack of beer cans was located on the passenger side of his vehicle. There is no information as to whether beers were found by police within the esky. I make no criticism of Sergeant Staib for not looking inside the esky cooler, given the other responsibilities he was carrying, in terms of managing the scene of a fatal crash. I also note that by the time the vehicle had been impounded and conveyed to the police station, it was the responsibility of the forensic crash investigators to examine the vehicle, and not Sergeant Staib.

28. Whether there were beers inside the esky or not is irrelevant in terms of assessing Mr Holford's level of intoxication at the time of the crash. I had the benefit of the breath certificate and the expert evidence of the Forensic Medical Officer, as well as Sergeant Staib's evidence as to intoxication.

Testing of the driver for alcohol after the collision

29. Sergeant Staib observed that Mr Holford smelled of alcohol, had slurred speech, and bloodshot eyes. He therefore initiated a roadside breath test, which returned a reading of between 0.08% and 0.09%. Sergeant Staib stated that in his experience, initial roadside breath tests are usually consistent with the subsequent breath certificate (presumably in cases where the certificate is able to be obtained within a short time afterwards).

30. Mr Holford was subsequently detained in the rear of a police vehicle, pending a subsequent test at the police station. The second breath test was taken at 7:20pm (about two hours after the incident) at the Russell Island Police Station. This testing utilises a more accurate apparatus for evidentiary purposes. Mr Holford returned a blood alcohol concentration in the second breath test reading of 0.056%.

31. Given the time that had lapsed between the incident and the second breath test, a count back report was obtained from a Forensic Medical Officer. It was estimated that Mr Holford's blood alcohol concentration would have been in the range of 0.76 to 0.118% at the time of the incident.

32. The Forensic Medical Officer stated that all drivers show at least some impairment in the ability to drive at a blood alcohol concentration of 0.08% and higher. The risk of being involved in a motor vehicle crash increases rapidly at blood alcohol concentration levels above 0.08%.

33. Mr Holford stated at the inquest that he had always felt confident that he was at least, if not right on the limit, just under. He claims that he had consumed a similar number of beers over a similar period of time in the past and blown 0.05% or under.

34. As I indicated earlier, Mr Holford did not present as a particularly honest witness. He therefore cannot be relied upon to give an accurate account of his alcohol consumption for the purposes of a more accurate count back. In my view, Mr Holford's blood alcohol concentration is likely to have been around 0.08% or higher at the time of the collision and he is likely to have been impaired by alcohol.

Visibility

35. At the scene, Mr Holford initially denied to the police at the scene that he had hit Ethan until the damage to his vehicle was pointed out to him.

36. At the inquest, Mr Holford stated that he did not see Ethan at any stage. This is supported by the fact that at the scene there was no evidence of braking.

37. Mr Holford stated at the inquest that he heard a noise and that as a result of that noise; he drove 50 to 100m before turning around. He thought the noise had been caused by someone throwing something at his car or that something had been flicked up by his tyres. He stated that this was the reason he turned his vehicle around.

38. Mr Holford could not recall whether he had his headlights on prior to the collision. He initially stated that he would usually drive along Centre Road at night time with his low beam lights on. After prompting by me during the inquest, Mr Holford stated that he would in fact drive with his high beam lights on and then flick them onto low beam when there was another car approaching, unless it was an overcast night and it was a little bit darker than normal.

39. Mr Holford stated that at the time of the incident it was getting darker. It seemed like it was night time to him but he thought that this could have been because it was overcast.

40. The Bureau of Meteorology data indicates that the weather at the time of the incident was fine and clear. This is supported by the observations of witnesses on the same road at the same time. The incident occurred at about 5:15pm, which was 17 minutes after the official sunset time. This was during a period known as 'civil dusk', which went until 5:22pm on the day. During civil dusk, it is said that there is still enough light to see objects without complete dependence on artificial light (ie. headlights).

41. At the inquest, Mr Holford stated that he thinks that just prior to the collision with Ethan there was an oncoming vehicle with its high beam lights on. He implied that the lights had blinded him and that this, as well as Ethan's dark clothing, had resulted in his failure to see Ethan.

42. I note that it would have been difficult to see Ethan due to his dark clothing and the time of the day. However, it is unlikely in my view, that Mr Holford or an oncoming vehicle would have had their high beam lights on at that time. It was only civil dusk and the weather was fine and clear.

Defective front passenger side low beam light

43. A police vehicle inspection identified a number of defects with Mr Holford's vehicle. Of particular relevance was the discovery that the passenger side low beam headlight was non-operational prior to the incident. The non-operational headlight was on the same side of the road as the impact with Ethan.

44. Mr Holford stated at the inquest that he would usually service his own vehicle and he was not aware that his headlight was non-operational. Also, after prompting from me during the inquest, he stated that he saw no noticeable difference or diminution in the amount of light cast on the left hand side of the road at the time of the incident.

45. In terms of street lighting, Centre road has a system of street lighting, approximately 250m apart. However, in this case, there happened to be a street light at an intersection around 25m from the impact site, which would have also provided some illumination.

46. Visibility would have been poor at the time of the incident due to a combination of Ethan's dark clothing, civil dusk, and Mr Holford's defective passenger side low beam headlight. There was no evidence of braking at the scene, which tends to support Mr Holford's evidence that he did not see Ethan.

47. However, due to Mr Holford's general dishonesty at the inquest, it cannot be determined whether he was aware of the defective headlight prior to the incident. Had he have had an operational passenger side low beam headlight; he may well have seen Ethan on time to avoid the collision.

Loose steering pitman arm joint

48. Witnesses reported seeing Mr Holford's vehicle swerve off the road a couple of times prior to the impact. One witness reported that Mr Holford's vehicle almost wiped their vehicle out at an intersection along Centre Road.

49. During the inquest, Mr Holford stated that he did not think that happened. He stated that at the time he heard the noise (ie. the time of impact), he didn't believe his tyres were off the road. He stated that if he had been swerving, it would have been to pull over to the left of the road a little extra to give way to an oncoming vehicle.

50. Mr Holford conceded that his vehicle's steering needed adjusting and that the steering would take some extra force to turn because the steering pitman arm joint was loose. He stated that he was aware that the steering would sometimes overcorrect but that he had control of his vehicle at all times.

51. Under cross examination, Mr Holford conceded that if a vehicle was approaching his vehicle from the opposite direction and he was veering off to the left of the road to make room, he could have oversteered and travelled very close to other vehicles prior to the collision with Ethan.

52. Mr Holford stated that prior to the collision, he had already made a booking for his vehicle to be serviced at the local service station. This was to occur within a couple of days after the incident but this has not been verified. Mr Holford initially stated that the reason for the booking was that he had requested them to go over everything because he was mainly worried about his handbrake. However, he later stated that he remembered being pulled over by the police, possibly within the few days prior to the incident, and possibly for the tread on his tyres, and that is why he had booked his vehicle in for a service. Mr Holford stated that he had the extra tyres at home with rims on them ready to go.

53. Sergeant Staib could not recall pulling Mr Holford over a few days prior to the incident. He explained that if he did, he would not have kept a record of it. This was because it was his practice to do cursory inspections of superficial issues like tyres and lights. He would generally deal with any deficiencies informally by instructing people to fix them up by the time he saw them next. He was not a vehicle inspector or mechanic capable of identifying issues such as loose steering pitman arm joints. He had only issued two to three infringement notices in his five years on the Island. (Incidentally, it was his practice to do a roadside breath test for alcohol on all drivers he pulled over, so if he did pull Mr Holford over a few days before the incident, Mr Holford must not have been intoxicated at that time).

54. Mr Holford stated that he knew how to do a roadworthy check on his vehicle and he would do it ritually. He admitted to knowing, prior to the incident, all about the deficiencies identified in the police vehicle inspection report, except for the non-operational passenger side headlight.

55. In my view, it is likely that the loose steering pitman arm joint on Mr Holford's vehicle contributed to the collision because this would have caused him to oversteer his vehicle to the left when making room for an oncoming vehicle. Mr Holford was well aware of this defect and with his mechanical knowledge, he would also have been aware of the dangers. He should therefore have taken earlier action to remedy this.

56. I am unable, based on the limited evidence before me, to determine whether a police officer pulling Mr Holford over prior to the incident should have known that his vehicle was unroadworthy, even at a cursory glance.

Autopsy results

57. A forensic pathologist conducted an external and full internal examination on 10 June 2014. Femoral venous blood, urine and vitreous humour were taken for toxicology analysis. The toxicology certificate was completed on 4 July 2014 and the autopsy report was completed on 11 August 2014.

58. The forensic pathologist noted subcutaneous and intra-muscular bruises to Ethan's right thigh, the back of his right knee, and the back of his left knee, which indicated that these were the sites of impact by Mr Holford's vehicle.

59. The forensic pathologist noted that Ethan's death was due to head injuries. The head injuries resulted from extensive skull fractures and multiple small contusions to Ethan's brain, in patterns consistent with traumatic diffuse axonal injury.

60. The forensic pathologist was of the opinion that Ethan's head injuries would have been sustained after the initial impact with the vehicle (ie. by further impact with the vehicle, by the impact from Ethan falling onto the ground, or both).

61. No drugs or alcohol were detected in Ethan's system.

62. The forensic pathologist concluded that the medical cause of Ethan's death was:

1(a). Head injuries, due to or as a consequence of

1(b). Motor vehicle collision (pedestrian).

63. I accept the forensic pathologist's opinion regarding the medical cause of Ethan's death.

Safety concerns raised by past and present Russell Island residents

64. As a result of Ethan's death, I received an unprecedented number of letters from concerned residents and past residents of Russell Island about safety on the Island. These letters were forwarded to me by a community group member, Ms Melissa Warne. I thank Ms Warne for bringing these concerns to my attention and I acknowledge the Russell Island community contribution to this inquest.

65. I received letters from the following people:

a. Mrs Deirdre and Mr Robert Underwood, dated 11 July 2014;

b. Ms Andrea Wright and Ms Regina Lang (the President and Secretary of the Russell Island State School P&C Association), dated 27 June 2014;

c. Ms Charmayne Parkes, dated 11 July 2014;

- d. Ms Jo-Anna Katts, dated 9 July 2014;
- e. Ms Ingrid Seiler, dated 17 July 2014;
- f. Mrs Jan and Mr Vic Schut, dated 16 July 2014;
- g. Ms Tracy Taberer, dated 12 June 2014;
- h. Ms Jessica Thompson, dated 15 July 2014;
- i. Mr Chris Connor, dated 16 July 2014;
- j. Ms Amanda Jones, dated 16 July 2014;
- k. 'Lynn' (Cleveland Visitor Villas Motel & Shailer Park Garden Villas), dated 19 July 2014;
- l. Mr Jack Graham, dated 17 July 2014;
- m. Mr Ian Larkman, dated 11 June 2014; and
- n. Ms Melissa Warne, dated 7 July 2014.

66. I directed the police to obtain formal statements for the purposes of the inquest, however, not all community members were able to provide statements. I have summarised each of the police statements received below.

Statement from Deirdre Underwood signed 12 November 2016

67. Mrs Underwood stated that:

- a. She did not know Ethan;
- b. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death;
- c. She notified the Coroner's office that there was a Facebook page called 'Change, Unity, Prevail' that has a record of the building of the pathway;
- d. The only other death on Russell Island she was aware of arose out of a failure to wear a helmet and the death was not related to lighting or footpaths; and
- e. She believed the footpath should be finished.

Statement of Andrea Jane Wright signed 12 November 2016

68. Mrs Wright stated that:

- a. At the time of Ethan's death, she was the President of the Russell

Island Parents and Citizens Association (PCA);

- b. Issues were raised in PCA meetings in relation to safety on Russell Island, but she was unable to recall specifics or whether the concerns were passed on to the Council;
- c. The only death on Russell Island she was aware of, which occurred prior to Ethan's death, happened on Canaipa Road and she could not say whether this death was due to lack of lighting, footpaths or line markings;
- d. For the PCA, the main concern was the danger for kids from the southern end of Russell Island riding back to the school without a footpath; and
- e. It was good now that the footpath had been introduced. She was satisfied with the action taken by the Council in relation to pedestrian safety.

Statement of Charmayne June Parkes signed 11 November 2016

69. Mrs Parkes stated:

- a. She did not know Ethan;
- b. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death in relation to lighting, footpaths or pedestrian infrastructure on Russell Island;
- c. The only death on Russell Island that she was aware of, which occurred prior to Ethan's death, was a vehicle accident that occurred because the driver failed to take a corner; and
- d. She would like to see a pedestrian crossing near the Russell Island IGA, and an upgrade of street lighting, as well as a pedestrian crossing where the footpath crosses over Centre Road near Waratah Street.

Statement of Jo-Anna Rosemary Katts signed 11 November 2016

70. Ms Katts stated:

- a. She did not know Ethan;
- b. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death in relation to lighting, footpaths or pedestrian infrastructure on Russell Island;
- c. The only pedestrian death on Russell Island she was aware of related to the death of a child on Canaipa Road, which she was told occurred on dusk and that insufficient lighting was to blame;

- d. She was satisfied with the action taken by Council in relation to pedestrian safety on Russell Island and had written to Councillor Mark Edwards thanking him for the footpath and bitumen roads; and
- e. The Council should finish the footpath along Minjerriba Road.

Statement of Ingrid Karen Seiler signed 11 November 2016

71. Ms Seiler stated:

- a. She is the grandmother of an eight year old child who died as a result of a traffic incident on Canaipa Drive, Russell Island;
- b. She did not know Ethan;
- c. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death;
- d. Her grandson's death was different to Ethan's and for her, the two incidents could not be compared;
- e. She did not believe that her grandson's death was the result of a lack of lighting, footpath or markings on the road and the Coroner's report into his death indicated that the reason for his death was that he wasn't wearing a bicycle helmet and his bicycle brakes did not work;
- f. Kids on Russell Island do tend to skateboard in the middle of the roads; and
- g. She was now satisfied with the Council's actions, but there should be more streetlights.

Statement of Janice Schut signed 11 November 2016

72. Mrs Schut stated:

- a. She did not know Ethan;
- b. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death in relation to lighting, footpaths or pedestrian infrastructure on Russell Island;
- c. She was not aware of any deaths, serious injuries or near misses for pedestrians on Russell Island prior to Ethan's death; and
- d. The number of streetlights needed to increase and the footpath should be completed.

Statement of Tracey Leigh Taberer signed 11 November 2016

73. Mrs Taberer stated:

- a. She did not know Ethan;
- b. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death in relation to lighting, footpaths or pedestrian infrastructure on Russell Island;
- c. She was aware of the death an eight year old child on Canaipa Road, Russell Island, and thought his death was because of the footpath, but she was not there;
- d. The Council went ahead with the footpath to Stradbroke Road, Russell Island, but still needed to finish the footpath; and
- e. She believed that the Council used some funds for culverts but thought that the footpath was to go all the way to Sandy Beach and that the Council needed to put in more street lighting.

Statement of Christopher Mark Connor signed 11 November 2016

74. Mr Connor stated:

- a. He did not know Ethan;
- b. He was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death, relating to lighting, footpaths or pedestrian infrastructure on Russell Island;
- c. He had made various comments on social media in relation to the footpaths and lighting prior to Ethan's death but had not made any comments directly to the Council;
- d. He was not aware of any pedestrian deaths, serious injuries or near misses on Russell Island prior to Ethan's death; and
- e. The Council could have done some of the jobs quicker.

Statement of Amanda Louise Jones signed 11 November 2016

75. Mrs Jones stated:

- a. She was not aware of any previous representations, complaints or requests made to the Council prior to Ethan's death in relation to lighting, footpaths or pedestrian infrastructure on Russell Island;
- b. She was aware of two pedestrian incidents having occurred on Russell Island, being the death of an eight year old child killed on Canaipa Drive and an accident involving a young boy who came off his skateboard late one night. She believed that the young boy's accident occurred on High Street near the primary school but she

was only aware of those details through what she had been told by other kids. Mrs Jones was not aware whether the police or the Council were called about the young boy's accident; and

- c. The Council should complete the footpath along Minjerriba Road to connect with Centre Road, Russell Island.

Statement of Jack Nelson Clarke Graham signed 4 November 2016

76. Mr Graham stated:

- a. He was involved in a traffic incident on 31 January 2010 when he was making his way home from a friend's house and was hit and run over by a vehicle. The traffic accident occurred on the corner of Barcelona Terrace and Centre Road, Russell Island;
- b. There had been more incidents, including Ethan's death, which happened not far from his accident in 2010;
- c. He believed that these incidents could have been avoided if footpaths could prevent people, pedestrians, bike riders and skate boarders from riding on the road;
- d. He recalled a traffic accident occurring on 7 June 2014 but did not witness the accident where Ethan was killed. He knew Ethan from when he lived on Russell Island, having moved there at the age of six years old and starting school in year 2. When he moved to Russell Island, "everyone knew everyone" and you did not have to worry about road safety; and
- e. The community had now grown and he believed the roads had become unsafe.

The historical context regarding the Redland City Council's budget and priorities

77. On 12 May 1973, the Queensland Government assigned administrative control of Russell Island (along with the other Southern Moreton Bay Islands) to the Redlands City Council. The consequence was that the funding burden of constructing infrastructure on the Islands fell to Council ratepayers.

78. At the time the Queensland Government handed over Russell Island, there was no roadway infrastructure, only dirt roads. There was no sewerage system. There were no more residential lots available for subdivision, and a number of lots that were subject to flooding had already been approved and sold by the Queensland Government.

79. The consequence has been that over many years the Redlands City Council has had to buy back flood susceptible lots as they became available, using funds collected from general rates. The Council now owns much of the land at the southern end of Russell Island, which have been designated as conservation areas.

80. There is no effective mechanism for the Council to get developers to fund infrastructure development on the Island in the usual way, due to a lack of development.

81. Residents migrate to Russell Island in part due to the low cost of land, housing and rent. There has been a historical recognition by the community that mainland style infrastructure is not an inherent characteristic on Russell Island.

82. In 2011, the Redlands City Council conducted extensive consultation with the Southern Moreton Bay Island community to develop its '2030 Plan'. The 2030 Plan is a roadmap to future planning for the Islands from December 2011 and beyond.

83. In 2011, the community expressed to the Council that its priorities for expenditure were:

- a. Reduced ferry fares between the mainland and South Moreton Bay Islands (SMBI) via access to the State Translink Go-Card system;
- b. Free inter-island ferry transport;
- c. The provision of additional car parking infrastructure at ferry terminals; and
- d. The sealing of roadway surfaces on the SMBI.

84. Since 2011, the main issues of concern on the SMBIs identified to Council by the community have been:

- a. Dust suppression on roads (which is being remedied by sealing them);
- b. Car parking requirements at both ends of journeys to and from the SMBI; and
- c. Port facilities.

85. Expenditure on the above community-prioritised infrastructure has therefore taken precedence. For example, there are still around 20 – 25km of unsealed roads on Russell Island. At the current rate of completion and on the current budget, this will be completed within the next four to five years.

The lack of footpath infrastructure along Centre Road at the time of Ethan's death was adequate

86. Leading up to the inquest, the Redland City Council commissioned Associate Professor Pekol to provide an expert opinion as to whether Centre Road (and the non-existence of a footpath along Centre Road) was adequate from a technical engineering perspective at the time of the incident.

87. Associate Professor Pekol noted that Centre Road now has features, which are indicative of a 'collector road' under the Redland Planning Scheme. As a collector road, new developers would have to provide a footpath if the road were to be built today. However, Associate Professor Pekol concluded that despite this, the absence of a footpath on Centre Road on 7 June 2014 was consistent with the relevant design guidelines in use at the time.

88. Associate Professor Pekol conducted a video survey of Centre Road over two 12-hour periods on a Friday and a Saturday (18 – 19 November 2016). He also visited the Island to observe local conditions. The two-way traffic volume of Centre Road (just north of Kurrajong Street) was calculated as being around 1,300 vehicles per day. On the Friday, 21 pedestrians, 5 cyclists and 3 mobility scooters were recorded travelling alongside Centre Road. On the Saturday, there were 10 pedestrians and 5 cyclists. There were no skateboarders recorded on either day.

89. The cyclists and mobility scooters were observed using the new pathway provided. 90% of pedestrians used the new pathway and 10% of pedestrians used the verge. In my view, this proves the utility of the new pathway because the majority of people appear to have been using it.

90. Associate Professor Pekol also obtained Department of Transport and Main Roads data, which established that between 2004 and 2013, there were five pedestrian crashes on Russell Island. On a per capita basis, this was about twice the amount as the rest of the Redland City Council area. However, Associate Professor Pekol advised that this proportionality comparison couldn't be relied upon with any certainty due to the small sample size relating to Russell Island.

91. Associate Professor Pekol concluded in his report that there were no technical means by which Ethan's death could have been avoided. He also argued that there was no guarantee that Ethan would have used the footpath if one had been provided. He drew a distinction based on the particular type of skateboard involved in this incident as being designed more to be used on roads than footpaths.

92. I accept Associate Professor Pekol's opinion that at the time of the collision, Centre Road on Russell Island complied with the relevant design criteria in the local planning scheme and the absence of a concrete footpath was consistent with the relevant design guidelines in use at the time.

The current footpath infrastructure along Centre Road is adequate

93. After Ethan's death, the Redland City Council added to the existing 5km of pathways and constructed around 3km of shared pathways (at a cost of around \$1 million). The section of footpath constructed along Centre Road was the maximum footpath length possible for the available funds allocated. This resulted in the need to cross the road in some sections, and left 2 – 300m of missing links. The missing links included a swamp crossing and a culvert extension.

94. During my view on Russell Island, the footpath and two missing link sections were inspected. Each missing link was estimated to cost \$250,000 and was completed on 3 March 2017, prior to completion of this inquest.

95. Now that the missing links complete, aside from the need to cross roads, there is a continuous footpath from the jetty on Russell Island through to the southern end of Centre Road.

The Council should review community needs for further footpath infrastructure on the Island

96. One resident has suggested to me that the footpath should be extended further to Sandy Beach, but a request has not been made directly to the Council. The Council has advised that the cost of constructing such a footpath extension would be in the order of \$1 million.

97. I note that the Southern end of Russell Island (where Sandy Beach is located) is sparsely populated as a result of significant expenditure by the Council to purchase back flood susceptible lots. This buy-back program is still ongoing, such that the number of potential users of a footpath to Sandy Beach may actually decrease over time.

98. Nonetheless, it is important in my view, that the Council consult further with residents about this suggestion to determine whether other residents see this as a priority, and if so, the way in which such a project would be funded. The best opportunity to conduct this formal community consultation would appear to be now, given that the Council is already underway with consultation regarding the outcome of the SMBI Integrated Local Transport Plan.

The street lighting along Centre Road at the time of Ethan's death was adequate

99. The Redland City Council did have a record about a complaint made about lighting on Centre Rd in 2007. But that complaint was adequately dealt with and was not relevant to this case.

100. Enquiries with both Energex and the Redland City Council have revealed that Energex currently hold a monopoly on the provision of street lighting on public roads. The Council determines where they go, but Ergon sets the prices for lighting infrastructure, maintenance and operation.

101. Street lighting within Redland must conform with:

- a. The relevant Australian Standard, AS1158 – Lighting for public roads and spaces;
- b. The Austroads Guides; and
- c. Ergon Policies and Standards.

102. The policy purpose of street lighting is to allow drivers to see the road alignment and to highlight infrastructure or obstacles (such as traffic islands,

pedestrian crossings, road calming infrastructure and intersections). Street lighting is not directly aimed at assisting pedestrians and other road users such as skateboarders and cyclists (but they would obviously benefit from better illumination for motorists).

103. Vehicles using roads at night are required to have their own headlights for illumination, including high beam lights where there is no street lighting.

104. Streetlights are installed by exception rather than as a matter of course. This is due to the high capital cost when additional poles are required (up to \$30,000 per pole) and the high operating cost (about \$300 per light per annum).

105. The Redland City Council installs street lights according to the following priorities:

- a. In zones of high pedestrian density (eg. around shops and transport locations); and
- b. In zones of high traffic density (eg. around car parks to assist drivers to see their surrounds).

106. The design logic applied for the delivery of a lighting program is to start from more densely populated areas and work out from there. In the case of light system provision at Russell Island, the lights are most dense at the ferry terminal, shops and school zones. The lights radiate out up Canaipa Road, decreasing in intensity. The lights radiate down High Street, Minjerriba Road and Centre Road gradually reducing in intensity.

107. The intersections down Centre Road have had 'flag' lighting installed at intersections with side roads. The purpose of flag lighting is to alert drivers travelling on Centre Road to the existence of intersections and the possibility of incoming traffic.

108. When determining the allocation of lighting, the Australian Standard AS 1158 is the applicable guideline. I note that the Australian Standard AS 1158 recommends spacing for streetlights to be *every 100 – 120m*. However, it is only a guideline, and a guideline for new construction. It is not retrospective. There is therefore no technical requirement to retrofit streetlights to meet the 100 – 200m spacing guideline. I also note that the Council maintains its own policy '2350' regarding lighting requirements.

The Council should review community needs for further street lighting on the Island

109. The Group Manager of City Infrastructure at the Redland City Council, Mr Murray Erbs, advised that to implement street lights every 100 to 120m along Centre Road, it will cost many millions of dollars due to the number of poles that will need to be retrofitted.

110. This is, in my view, a discussion that the Council now needs to have with residents, in terms of their overall priorities on the Island and their willingness

to pay. The best time for this consultation to occur would appear to be now, given that the Council has begun consultation as part of their review of the outcomes of the SMBI Integrated Local Transport Plan.

The Redland City Speed Management Committee should reduce speed limits on the Island

111. Although the roads on Russell Island are under the Redland City Council's control, they do not have the authority unilaterally to change the speed limits. The Redland City Speed Management Committee determines speeds for Council roads. This is a formal inter-governmental process.

112. The determination of current speed limits on Russell Island came out of a speed review conducted in 1999. The review was conducted as part of a project that included South East Queensland Local Government Authorities to introduce the general 50km/h speed limit on urban roads and to ensure that similar road and street types across South East Queensland had similar speed limits.

113. The current speed limit on Centre Road is 60km/h from the corner of the Minjerriba Road intersection with Centre Road, heading south. However, there is no record as to why 60km/h was chosen as the speed limit.

114. Part 4 of the Manual of Uniform Traffic Control Devices (MUTD) deals specifically with the setting of speed limits. The principles and general requirements used when determining speed limits for all roads throughout Queensland include:

- a. Speed limits should not be so low that a significant number of road users ignore them;
- b. Speed limits should not be applied specifically for the purpose of compensating for isolated geometric deficiencies;
- c. Speed limits should be capable of being practically and equitably enforced by the use of speed zones of adequate length, by limiting speed limit changes, and by clarity and frequency of signposting; and
- d. Speed limits should be set to maintain a balance between a road user's reasonable perception of the speed environment and an acceptable level of safety and environmental amenity for all road users and abutting land users.

115. The Redland City Council is of the opinion that if there was to be an adjustment of the speed limit on Centre Road, given that it is in an environment where a 60km/h limit has been historically applied and found to be appropriate, there is a likelihood that behaviours of motorists will not change in the absence of the ability to properly enforce this speed. Even if there is enforcement of lower speed limits, this may simply become an exercise where imposing a lower speed limit will have the effect of increasing the number of fines imposed rather than changing motorist behaviour. Speed

enforcement measures are of course a matter for the Queensland Police Service.

116. Associate Professor Pekol has reviewed several research papers about the relationship between pedestrian fatality risk and the impact speed of vehicles. Not surprisingly, the results indicate that the likelihood of a pedestrian fatality increases as impact speed increases. However, the relationship between these variables is not linear.

117. The probability of a fatality is low at *impact* speeds of up to 35 – 50km/h (depending on the source data). By comparison, the probability of a fatality is quite high (eg more than 90%) at impact speeds greater than 50 – 100km/h (depending on the source data). At mid-range speeds, the probability of a pedestrian fatality increases more sharply as speed increases (which for one research paper is defined as 35 – 50km/h and another paper is defined as 50-100km/h).

118. Part 4 of the MUTD includes a typical distribution of vehicle speeds for a 60km/h road under free-flow conditions. It indicates that about 55-60% of vehicles usually travel at or below the speed limit. 15% travel more than 7 – 8km/h faster than the speed limit and 1-2% travel more than 20km/h above the speed limit. This is why the 85th percentile speed and not the maximum speed are adopted as the design speed for most aspects of road design.

119. Associate Professor Pekol was of the opinion that a 60km/h speed limit on Centre Road was technically appropriate. However, both he and the Redland City Council agreed at the inquest that Ethan's death was a trigger for a speed review on Russell Island and that it is worthwhile having one. I support their recommendation for a speed review and suggest that:

- a. Consideration be given to reducing the speed limit on the Island to 50km/h with the exception of:
 - i. The ferry terminal area which should be 40km/h due to pedestrian activity;
 - ii. The school zone, which should remain at 40km/h during school hours; and
 - iii. Dirt roads, which should be 40km/h due to visibility and dust suppression issues.

The delay in police testing of the driver for alcohol after the incident was reasonable

120. Concerns were raised with me by some Russell Island residents in relation to the time that it took police to test Mr Holford for alcohol.

121. The first alcohol breath test was conducted soon after the incident. However, after a positive result, the second breath test was not conducted until 7:20pm (a period of around 2 hours after the incident).

122. Sergeant Staib stated that the delay was caused by the necessity to source another police crew from Redland Bay and to have them travel to Russell Island.

123. I note that Sergeant Staib was the only police officer on duty to attend to the incident. He had to manage and secure the scene in order to preserve order and safety, as well as preserve evidence for the forensic crash investigation.

124. Sergeant Staib has advised that the relevant Queensland Police Service policy is contained in section 7 of the Traffic Manual, which states in part:

“Officers who intend to conduct breath tests are to make the requirement of the subject person as soon as practicable and within three hours after the occurrence of the event to which the test relates”.

125. This time period relates only to the initial test or roadside breath test. Once the person returns a positive result in the first test, there is no time limit as to when police must conduct the second test or breath analysis.

126. In my view, the delay in relation to the second test of Mr Holford was not unreasonable in the circumstances. However, the Queensland Police Service Traffic Manual should set a time limit for second breath tests.

The decision of police not to test the driver for drugs after the incident was reasonable

127. A concern was raised with me by a Russell Island community member that Mr Holford was not tested for drugs, in circumstances where the police were alleged to have been aware that he was a known drug user.

128. Mr Holford's former spouse provided evidence at the inquest about alleged past drug use by Mr Holford. However, this evidence was of limited assistance because it was based at best on historic observations during the course of their relationship. Mr Holford admitted at the inquest to having taken 'pot' in the past but stated that he didn't remember taking it on the day of Ethan's death. He denied having ever taken 'ice' or 'speed', as alleged by his former spouse.

129. Police records were searched, as part of the coronial investigation, and there was no record of any complaint or concern having ever been made about Mr Holford's alleged drug usage prior to the incident. Further, Sergeant Staib stated that he had no police intelligence at the time to indicate Mr Holford may have been a drug user.

130. Sergeant Staib was experienced in observing people under the influence of marijuana and speed. He did not note any indicia indicating that Mr Holford was under the influence of such drugs. He noted that Mr Holford had blood shot eyes and that he had gone to a water tap at a nearby residence to wash his mouth out. He considered this to be consistent with alcohol consumption and that is why he did not arrange a drug test.

131. Mr Holford's former spouse stated that on either the day after Ethan's death or the next day, when she found out about the incident, she phoned the Russell Island Police Station and spoke with Sergeant Staib. She asked whether Mr Holford had been drug tested and was advised that he had not. She asked why, and Sergeant Staib responded that the police didn't have the ability to test for drugs on the Island and would have had to take him to the mainland. She replied that that was a pity because Mr Holford was on 'Pot' or 'Ice'.

132. Sergeant Staib recalled receiving the phone call but thought that it could have been two days after the incident. He explained that he was unsure of what the 'window of opportunity' was for drug testing but he wouldn't have tested after someone had left his custody because there was nothing to say that they hadn't taken something in between the incident and the testing. He noted the acrimonious relationship between Mr Holford and his former spouse, that she had moved interstate two months earlier, and he placed more credence on the indicia displayed by Mr Holford at the time of the incident.

133. I note that in the police photos taken at the scene of the inside of Mr Holford's vehicle there was what appeared to be a loosely rolled cigarette. It is possible that this was a 'joint' containing marijuana but it is also possible that it was tobacco. The presence of such an object would not necessarily have been remarkable at the time of the police investigation and I am not critical of the police for not examining it.

134. In my view, the decision by Sergeant Staib not to test Mr Holford for drugs after the incident was reasonable in the circumstances. However, police policy and the relevant legislation should be amended so that drug testing is mandatory in the event that a motor vehicle accident causes, or is likely to cause a fatality.

Police numbers on the Island should be increased

135. By way of background, Russell Island commenced as a single officer police beat in February 2008. Continued demand required an increase in resources and it was increased to its current strength as a two-officer division in late 2011.

136. There is currently a Sergeant 'Officer in Charge' and Senior Constable residing on the island in police service provided housing. In accordance with the award provisions for two officer police establishments, they are required to be available 24 hours, 7 days per week, to provide ready accessibility to policing services for the community. Outside their rostered duty hours, one officer remains on call to ensure capacity to provide first response. Surrounding stations provide additional first response capacity.

137. Bayside road policing officers usually undertake patrols on Russell Island once a month. This is for a short period of time because their arrival is communicated amongst the community and policing is hampered through this obstruction.

138. The Assistant District Officer of the South Brisbane District, Acting Superintendent Huxley, advised that since 2014, the Bayside road police have made 10 arrests for drug driving and 31 arrests for drink driving. Sergeant Staib stated that he had arrested just under 100 drink drivers in the five-year period he had been stationed on the Island. However, no statistics were provided in relation to the success of speed enforcement activities on Russell Island.

139. Acting Superintendent Craig Huxley stated that although Macleay and Russell Islands are two officer establishments, significant resources support policing operations in the bay islands. These include additional police from Redland Bay, Redland Bay Water Police, Capalaba Road Policing unit and Bayside Tactical Crime Squad. Additional resources are brought in from other stations on a short-term basis, as required.

140. There was some discussion about why other Islands such as North Stradbroke Island had around four times more police staff than Russell Island, despite comparable population sizes. Acting Superintendent Huxley stated that the allocation of policing resources is not based on a police to population ratio. Calls for service, demographics, availability of other resources and the population numbers are all considerations in allocation of resources.

141. The comparison with the policing resources on North Stradbroke Island (Dunwich Police Division) is not 'like for like' because Dunwich Police has a significant holiday and transient base, together with a large employer and culturally significant challenges. It has higher calls for service and higher overall crime and offending levels. Administratively, Dunwich Police manages absences internally and do not obtain officer relief from mainland sections unless there are special circumstances.

142. Acting Superintendent Huxley acknowledged that the most significant issue for policing on Russell Island was fatigue management due to call out of the officers (approximately 100 instances per annum). He acknowledged that the rostering ability of the two-officer location does not match demand.

143. Sergeant Staib explained during the inquest that his attendance to calls for service diminished his ability to conduct enforcement activities on the Island. Sergeant Staib recommended that there should be four permanent police officers (one Sergeant and three Constables) stationed at Russell Island.

144. I note that a review is currently being conducted to determine future policing needs on all of the bay islands and how to overcome present issues in attracting and retaining staff into these stations. The Commissioner of Police has submitted that a specific recommendation in relation to staff numbers on Russell Island is not required and that I should simply support their review process. He has submitted that future police staffing on the Island will be dependent on a number of factors, that I have insufficient information, and that I may not appreciate the full implications or possible unintended consequences of such broad scale recommendations.

145. However, my view remains that the current police numbers on Russell Island are inadequate to keep up with demand. Police numbers should be increased to assist with enforcement activities involving speeding, and drink and drug driving. Sergeant Staib's recommendation of four permanent police officers is a reasonable one.

It is important that mainland police enforcement activities continue on the Island

146. It is noted that the Russell Island police are also residents of the Island and have to live closely with those that they police. Ethan's sister has submitted that some inferences may be made that this may be why informal warnings were being issued for vehicle roadworthy matters, in place of vehicle safety notices. I make no criticism of Sergeant Staib or other police officers on Russell Island in relation to this. However, it does in my view, highlight the importance of continuing to have police officers from the mainland visit regularly for the purposes of these types of enforcement activities, to supplement the activities by local police; and continued oversight by the mainland police.

A vehicle-mounted radar should be allocated to the Island and police trained in its use

147. Sergeant Staib explained that he did not have a vehicle-mounted mobile radar, which made speed enforcement difficult. Without it, he could only detect drivers who were speeding by following them. He was once able to "beg, borrow and steal" a vehicle mounted mobile radar for a two month period but had not been able to get it back to Russell Island since.

148. The Commissioner of Police has advised that he does not wish to allocate a vehicle-mounted radar to the Russell Island police at this stage. The police officers currently stationed there have not been qualified to operate a vehicle-mounted radar. He proposes that a hand held device be allocated to them for a six-month trial. The Russell Island police would be trained to operate the hand held radar during this period. An evaluation would then be undertaken to determine whether the hand held radar has been successful and whether there is a need to allocate extra resources and progress to a vehicle-mounted radar.

149. However, my view remains that a vehicle-mounted radar would be more beneficial. I have not been advised how much this would cost but it would be money well spent. I place great weight on the recommendation of Sergeant Staib, who has been the OIC on the Island for around five years. From a safety perspective, I see no point in delaying this initiative.

A drug saliva-testing device should be allocated to the Island and police trained in its use

150. In terms of drug testing drivers, Sergeant Staib explained that they were completely reliant on identifying indicia and then having to escort people over to the mainland for a blood test.

151. They did not have the ability to take saliva swabs on the roadside because only selected Bayside road police had the necessary training.

152. I note that the saliva swabs only detect the existence of a relevant drug, not the concentration of the drug in the bloodstream, so if there is a positive result, further blood testing is still required.

153. The Commander of Engagement and Road Policing Command, Superintendent Dale Pointon, has advised that since 2013, drug testing conducted by police officers has moved from a Brisbane based model to a state based model. As such, training of officers is a resource issue. To date, the Queensland Police Service has 503 officers trained in drug testing. Of that number, 372 officers are within the Road Policing Command. The remaining 131 officers are from an identified specialist area.

154. Superintendent Pointon has also advised that the cost of drug testing is more expensive and time consuming than the RBT process. The Queensland Police Service currently only has 64 drug testing devices in Queensland. The cost of the device ranges in price from \$6,000 to \$8,000. The device is currently allocated in Queensland with a range of one device between 9,000/63,000 licensed drivers.

155. Superintendent Pointon stated that historical records of drug testing on Russell Island from the Road Policing Command indicate that the Island has no greater drug problem than other regions. Superintendent Pointon is of the view that a device allocation to Russell Island would therefore be impractical. However, I wonder whether the statistics would change on the Island if there was more testing, due to better resources?

156. I understand that there is a cost involved with the allocation of a saliva drug testing device and the training of police officers on Russell Island. However, I am still of the view that because Russell Island is a distinct Island community, with an increasing population, and no availability of health practitioners to conduct blood testing after hours, a saliva drug testing device should be allocated. This is likely to increase community faith in police drug testing procedures and act as a deterrent for drug drivers. Safety should be the priority on the Island.

157. From a financial perspective, a saliva drug testing device on the Island may well save money in the future because it will free up resources by circumventing the need to loose police officers for hours to escort drivers to the mainland for blood testing in the event there is an initial negative saliva test result.

Initial saliva drug testing procedure should be simplified

158. Sergeant Staib explained that the legislative regime for saliva drug tests was a constraint because there was a requirement for two separate swabs to be taken by two separate police officers - one on the roadside and one back at a police station.

159. In my view, consideration should be given to removing the legislative constraint to conduct two saliva swabs. It is only an initial test to determine whether a further blood test should be conducted, so why have two initial tests? My understanding is that a similar review was conducted in relation to RBTs years ago and the requirements were decreased.

Initial drug and alcohol testing should be mandatory

160. Ethan's sister has submitted that drug testing of drivers should be mandatory for all motor vehicle accidents, which result in a fatality. I agree. In my view, all drivers should be subjected to an initial alcohol and drug test where they have been involved in a motor vehicle accident that has, or is likely to, result in a fatality. This will require legislative change.

161. In the meantime, I am of the view that the police should implement such a policy on Russell Island and I note that Superintendent Pointon has suggested this as an option.

Consideration should be given to whether Queensland Ambulance Service officers could take blood samples for drug testing of drivers

162. Under the current legislative regime, blood tests for drugs have to be conducted by a doctor, nurse or qualified assistant.

163. Although there are two doctors who work at a Clinic on Russell Island during the day, they do not reside on the Island and there is no after hours service. There are also no nurses or qualified assistants residing on the Island. Therefore, if a Russell Island Police Officer observes indicia of drugs after hours, they have to arrest the person and escort them to the mainland. This takes considerable time and it is not practical if the police officer is the only officer on duty.

164. I am of the view that the Queensland government should consider whether it is feasible for Queensland Ambulance officers to be given the legislative authority and training to conduct such testing in more remote communities such as Russell Island.

Police participation at Redland Transport Advisory Group Meetings should be improved

165. The Redland City Council has advised that the incident, which resulted in Ethan's death, was discussed at a Redland Transport Advisory Group (RTAG) meeting. These meetings are generally held twice a month and are attended by representatives from the Queensland Police Service (usually the Officer in Charge of the Capalaba Road Policing Unit), the Council, and the Department of Transport and Main Roads.

166. The Council has advised that if police identify deficiencies as part of their reports, the Council will always assess this and take action where warranted.

167. Noting the importance of the RTAG meetings, it was disappointing that Sergeant Staib was not even aware that there was such a meeting. He stated that he did not feed information relating to traffic incidents on Russell Island to his chain of command, except for fatal incidents.

168. In my view, if the RTAG meetings are to be representative of the traffic issues in the Redland City Council community, it is important that the Officer in Charge of the Capalaba Road Policing Unit communicates with all Officers in Charge of each police station within the region about traffic safety matters, prior to attendance. I also recommend that a Police Liaison Officer attend each RTAG meeting.

Public transport on the Island should be increased

169. There is currently no public bus service on Russell Island. A bus service was trialled on Macleay Island in around 2008, but this ceased due to the lack of utilisation and cost.

170. The Redland City Council has advised that they have continually lobbied the Queensland Government (Department of Transport and Main Roads, as well as TransLink) for a bus service under the Go-Card system, but no services have been agreed to be provided to date.

171. In my view, the Department of Transport and Main Roads should reconsider a public bus service on Russell Island from a safety perspective. A public bus service would provide clear safety benefits to the growing community by keep vulnerable residents (such as children and elderly people) off roads that are not serviced by footpaths. It would also discourage drink and drug driving and would fill the gap, where residents are not drinking at a commercial venue.

Skateboards and similar wheeled recreational devices should be prohibited from public roads

172. In Queensland, providing that the speed limit on the road is 50km/h or lower, and there is no dividing line or medium strip, it is legally permissible to ride a skateboard on a road during the daytime. There is no requirement to wear a helmet when doing so.

173. Mr Erbs advised that South Australia requires skateboarders to wear helmets on roads. Victoria and New South Wales are currently reviewing this issue.

174. In my view, it is unsafe to allow skateboards and the like on public roads. I agree with the concerns raised by the Redland City Council that they are an unregulated form of transport. They do not need to meet safety standards that other regulated forms of transport must. For example, bicycle riders are required to wear helmets but skateboard riders are not. Skateboards do not have brakes, so their braking ability is limited. Also, reflective clothing or illumination devices are not legislated for skateboard riders who may use a road at night.

175. Skateboard riders on a road are mixing in an environment where they rely on the terrain as to what side of the road they travel on. They will naturally gravitate to smoother parts of the road. Skateboards generally have small diameter wheels that are better suited to concrete or asphalt. If a skateboard is ridden into a pothole or onto loose gravel, the rider may be susceptible to unanticipated dismounting.

176. As it turns out, Ethan was not legally permitted to ride his skateboard on Centre Road because the speed limit was 60km/h at the time of the incident. Ironically though, if the speed limit on Centre Road were reduced to 50km/h, as per my suggestion, skateboarders would then be legally permitted on that road. This is an unsatisfactory outcome.

177. In my view, the TORUM should be amended so that skateboards and other similar wheeled recreational devices are prohibited from all public roads in Queensland. At the very least, the TORUM should be amended to mandate helmet usage (and reflective clothing / illumination devices at night time).

178. I offer my condolences to Ethan's family and friends and to the Russell Island community.

179. I close the inquest.

John Hutton
Coroner
Brisbane

26 July 2017

11.1.4 FEDERAL COURT NATIVE TITLE CLAIM QUD125/2017

Objective Reference: A2592228
Reports and Attachments (Archives)

Attachment: [Attachment 1 Quandamooka Coast Claim](#)
[Attachment 2 Frequently Asked Questions](#)

**Authorising /
Responsible Officer:** Andrew Ross
General Counsel

Report Author: Andrew Ross
General Counsel

PURPOSE

This report summarises the process of the Quandamooka Coast Native Title Federal Court claim and seeks Council's endorsement to join the court proceedings.

BACKGROUND

The Quandamooka People are recognised as the traditional owners of much of the Redland City and have lived on the land and seas surrounding Minjerrabah (North Stradbroke Island) for at least 21,000 years. Native Title was recognised by the Federal Court on 4 July 2011 which covers most of North Stradbroke Island, surrounding waters and unoccupied islands of Moreton Bay.

Redland City Council and the Quandamooka People also signed an historic Indigenous Land Use Agreement, setting out broad principles and mechanisms for how the parties will work together to benefit the community.

The Quandamooka Coast claim and area is shown in attachment 1 and covers most of Redland City excluding Russell Island and some parts of Mount Cotton, Sheldon and Redland Bay as per the claim area map in attachment 1. The Claim extends into parts of Brisbane City area and Wynnum.

The Claim is made on behalf of the Quandamooka People over those areas where native title has not been extinguished, so that traditional laws and customs may continue.

Native Title has been extinguished by private freehold land and lawful public works, such as roads, water and waste facilities, depots, libraries, community facilities and the like. Key areas of Native Title interest will be over unallocated State land such as the Moreton Bay, foreshore, tributaries and reserves. If Native title is established over those areas the court will determine how those rights and interest can be exercised with broader public, private and commercial interests.

The Claim is assessed under the Commonwealth Native Title Act 1993 by three key stages, which are dependent on stage one assessment of archaeological evidence which could take several months or longer:

- Stage 1: Assessment of Connection & Archaeological evidence
 - Stage 2: Assessment of Nature and Extent of Native Title Interests
 - Stage 3: Court Orders and or Indigenous Land Use Agreement
-

ISSUES

Timeframe: It is difficult to precisely predict the court claim timeframes however it will at least take several months and usually over 12 months depending on the nature of third party interests, extent of archaeological evidence and court timetabling.

Roles & Responsibilities: The State has the expertise and resources and takes a lead role in the Court proceedings in particular the connection material and expert archaeological evidence. If the assessment accepts connection material wholly or partly then the parties will likely progress to stages two and three into the nature and extent of Native title interests.

Council and Community Interest: The Council and community have broader interests to identify government infrastructure and services, land tenure and public use and access exists with native title interests.

Information and Clarification: A Community Information Sheet is shown in attachment 2 on frequently asked Questions and can be extended to clarify questions as they arise.

STRATEGIC IMPLICATIONS

Financial

The claim is considered within the existing budget, subject to issues as they may arise during the assessment of the claim.

CONSULTATION

The senior management group and key staff have been consulted on the claim and a working group will be formed if the claim progresses. In particular key internal stakeholders that form part of the existing Indigenous Land Use Agreement framework will be regularly consulted as part of that framework.

OPTIONS

Option 1

That Council resolves to join as a party to the Quandamooka Coast court claim and the General Manager of Organisational services arrange regularly updates on the progress of the Claim to Council.

Option 2

That Council resolves not to join as a party to the Quandamooka Coast court claim and the General Manager of Organisational services arrange regularly updates on the progress of the Claim to Council.

OFFICER'S RECOMMENDATION

That Council resolves to join as a party to the Quandamooka Coast court claim and the General Manager of Organisational services arrange regularly updates on the progress of the Claim to Council.

Reference: QC2017/004

21 June 2017

Andrew Chesterman
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163



Dear Mr Chesterman

**Claimant Application—Quandamooka Coast Claim
Federal Court Application No—QUD126/2017**

This letter is to advise you that the above native title determination application was made to the Federal Court of Australia (Federal Court) in relation to the area described below.



Application name: Quandamooka Coast Claim

Federal Court File No: QUD126/2017

Date filed: 8 March 2017

Registration test status: The Native Title Registrar has *accepted* this application for registration.

Description: The application area covers about 530 sq km, extending from Russell Island in the south to north of Mud Island in Moreton Bay. The western extent is bounded by the North Redland Catchment and encompasses the locality of Capalaba and Wynnnum Creek, and the eastern limit of the claim is bordered by North Stradbroke Island.

Relevant LGA: Brisbane City Council & Redland City Council

A brief summary of the application is enclosed for your information.

The application was filed on 8 March 2017 and on 12 May 2017 the Native Title Registrar (Registrar) accepted the claim in the application for registration on the Register of Native Title Claims.

Section 66(3)(a) of the *Native Title Act 1993* (Cth) (the Act) requires the Registrar to give notice of the details of applications made under s 61 of the Act to certain persons and bodies.

The notification day for this application is 12 July 2017.

Shared country | shared future

If the council wishes to become a party to this application, you must apply to the Federal Court **on or before 11 October 2017**, and request to become a party. Please use the enclosed form (*Federal Court Form 5*) to do so. Also enclosed is the Federal Court's Guide to completing the form.

The Form 5 may be lodged in person at the Federal Court Registry, by post, by facsimile, by eLodgment or by email. Please refer to the contact information at the bottom of the enclosed guide and the eLodgment handout which is also enclosed.

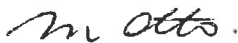
With respect to deciding whether to become a party to this application, please note as follows:

- If any person who does not apply to become a party to the application on or before 11 October 2017 subsequently wishes to become a party to the application, that person would have to seek the leave of the Federal Court under 84(5) of the Act.
- All parties in proceedings before the Federal Court are required to act consistently with the Federal Court's goals of resolving disputes according to law and as quickly, inexpensively and efficiently as possible. All parties have a responsibility to participate in the proceedings when required, to comply with Federal Court orders affecting them and to maintain their knowledge of how a proceeding is progressing.

Persons who might hold native title rights and interests please note: As there can be only one determination of native title for an area, if a person does not become a party in relation to the application, there may be no other opportunity for the Federal Court, in making its determination, to take into account that person's native title rights and interests in relation to the area concerned.

If you have any queries about the contents of this letter or the enclosures accompanying it, please contact me on the numbers below to discuss.

Regards



Maree Otto
Acting Practice Leader

Tel: 07 4046 9017

Email: Maree.Otto@nntt.gov.au

Enclosed Register extract (and attachments)
 Form 5 and Guide
 eLodgment handout



Extract from the Register of Native Title Claims

Application Information

Application Reference: Federal Court number: QUD126/2017
NNTT number: QC2017/004

Application name: Evelyn Parkin & Anor on behalf of the Quandamooka Coast Claim v State of Queensland (Quandamooka Coast Claim)

Registration History: Registered from 12/05/2017

Register Extract (pursuant to s. 186 of the *Native Title Act 1993*)

Application filed with: Federal Court of Australia

Date application filed: 08/03/2017

Date claim entered on Register: 12/05/2017

Applicants: Evelyn Parkin, Robert Anderson

Address for service: Wati Qalotaki
Deputy Principal Legal Officer
Queensland South Native Title Services Limited
Level 10, 307 Queen Street
BRISBANE QLD 4000
Phone: (07) 3224 1200
Fax: (07) 3229 9880

Additional Information:

Not Applicable

DESCRIPTION OF THE AREA COVERED BY THE CLAIM:

Information identifying the boundaries of:

- a) the area covered by the application; and
- b) any areas within those boundaries that are not covered by the application.

In relation to a) above, see ATTACHMENT B.

In relation to b) above, the application does not cover:

1. any area where a previous exclusive possession act was done; or

2. any other area where native title has been validly extinguished within the meaning of the Native Title Act 1993 (Cth) ("NTA"),

except where any extinguishment is required to be disregarded by force of sections 47, 47A or 47B.

PERSONS CLAIMING TO HOLD NATIVE TITLE:

The native title claim group on whose behalf this application is made is the Quandamooka People who are the biological descendants of the following people:

- i. Nellie / Lilly Kidgeree;
- ii. Mary Indoole Compignie;
- iii. Elizabeth Ruska;
- iv. Charlie Moreton (Dandruba);
- v. Sidney Rollands (Kingal / Winyeeaba);
- vi. Lillian Lyons (Dungoo);
- vii. King Billy Toompani;
- viii. Juno (Gonzales);
- ix. Liza Jungerboi (mother of Rose Martin nee Bain);
- x. Tommy Nuggin (Gendarieba);
- xi. Tilly (mother of Tommy Dalton, Richard Dalton and Henry Lea);
- xii. Kindarra,

who identify as and are accepted by other Quandamooka People as Quandamooka People according to Quandamooka traditional law and custom.

("the native title claim group")

REGISTERED NATIVE TITLE RIGHTS AND INTERESTS:

The following Native Title Rights & Interests were entered on the Register on 12/05/2017

1. Over areas where a claim to exclusive possession can be recognised (such as areas where there has been no prior extinguishment of native title or where ss 238, 47, 47A or 47B of the NTA apply), the Quandamooka People claim the right to possess, occupy, use and enjoy the lands and waters of the application area as against the whole world, pursuant to the traditional laws and customs of the claim group.

2. Over areas where a claim to exclusive possession cannot be recognised, the Quandamooka People claim the following rights and interests, being:

- a. the right to travel over, to move about and to have access to those areas;
- b. the right to hunt and to fish on the land and waters of those areas;
- c. the right to gather and to use the natural resources of those areas such as food, medicinal plants, wild tobacco, timber, stone and resin;
- d. the right to take and to use the natural water on those areas;
- e. the right to live, to camp and for that purpose to erect shelters and other structures on those areas;
- f. the right to light fires on those areas for domestic purposes, but not for the clearance of vegetation;
- g. the right to conduct and to participate in the following activities on those areas:

- i. cultural activities;
- ii. cultural practices relating to birth and death, including burial rites;
- iii. ceremonies;
- iv. meetings;
- v. teaching the physical and spiritual attributes of sites and places on those areas that are of significance under their traditional laws and customs;
- h. the right to maintain and to protect sites and places on those areas that are of significance under their traditional laws and customs;
- i. the right to share or exchange subsistence and other traditional resources obtained on or from those areas;
- j. the right to be accompanied on to those areas by persons who, though not native title holders, are:
 - i. people required by traditional law and custom for the performance of ceremonies or cultural activities on the areas;
 - ii. people who have rights in relation to the areas according to the traditional laws and customs acknowledged by the estate group members;
 - iii. people required by the estate group members to assist in, observe, or record traditional activities on the areas;
- k. the right to make decisions about the use and enjoyment of the areas by Aboriginal people who recognise themselves to be governed by the laws and customs acknowledged by the Quandamooka People.

REGISTER ATTACHMENTS:

1. Attachment B External Boundary Description, 4 pages - A4, 08/03/2017
2. Attachment C Map of Claim Area, 1 page - A4, 08/03/2017

Note: The Register of Native Title Claims may, in accordance with s. 188 of the Native Title Act 1993, contain confidential information that will not appear on the Extract.



Quandamooka Coast Claim External Boundary Description

The application area includes all the land and waters with the external boundary described as:

Commencing at a the north-western corner of the QUD6010/1998 Quandamooka People #1 Native Title Determination at Longitude 153.319391° East, Latitude 27.296469° South, a point in Moreton Bay and extending southerly, and generally south-easterly and generally southerly along the external boundary of that determination passing through the following co-ordinate points:

Longitude East	Latitude South
153.320041	27.522167
153.413408	27.576987
153.413279	27.577726
153.413282	27.578529

Then south-easterly to a point on the High Water Mark of North Stradbroke Island at Latitude 27.579388° South and generally southerly along that high water mark, again the external boundaries of that determination to Latitude 27.641898° South.

Then generally north-westerly and generally westerly to a point on the High Water Mark of the mainland at Latitude 27.632662° South passing through the following co-ordinate points:

Longitude East	Latitude South
153.417453	27.639367
153.411436	27.637528
153.405186	27.634068
153.400321	27.635973
153.392220	27.637161
153.387512	27.638019
153.384991	27.643615
153.378310	27.644452
153.370620	27.641028
153.363964	27.641320
153.361198	27.641441
153.344452	27.641854
153.333107	27.632606



Longitude East	Latitude South
153.321550	27.632700

Then generally southerly along that high water mark to its intersection with the southern boundary of the Southern Redland Catchment; then generally westerly, generally north-westerly and generally westerly along boundaries of that catchment to the eastern boundary of North Redland Catchment; then generally south-westerly along boundaries of that catchment to the centreline of West Mount Cotton Road; then generally northerly along the centerline of that road to the prolongation south-easterly of the centreline of Venman Road; Then north-westerly to and along the centreline of that road to its intersection with the centreline of Tingalpa Creek, a point on the external boundary of the QUD6196/1998, QUD586/2011 Yugara/YUgarapul People and Turrbal People Native Title Determination; then generally north-easterly and generally north-westerly along the centreline of that creek and the external boundaries of that determination to Waterloo Bay; then westerly to the centreline of Lota Creek and generally northerly along the High Water Mark of the mainland to the centreline of Wynnum Creek, again along the external boundaries of that determination.

Then generally north-easterly back to the commencement point passing through the following co-ordinate points:

Longitude East	Latitude South
153.188632	27.413127
153.213171	27.370581
153.235150	27.329163
153.235426	27.328448
153.235808	27.327916
153.236113	27.327500
153.236341	27.327246
153.236798	27.326621
153.237358	27.325974
153.238046	27.325349
153.238276	27.325162
153.238992	27.324812
153.239683	27.324554
153.240401	27.324341
153.241093	27.324175



Longitude East	Latitude South
153.242528	27.323912
153.244009	27.323003
153.244578	27.322406
153.244748	27.322217
153.244850	27.322100
153.245486	27.321452
153.246175	27.320987
153.246611	27.320799
153.246815	27.320753
153.247611	27.320723
153.248330	27.320810
153.248415	27.320839
153.249490	27.320768

The application area includes, but is not limited to the following islands:

- Lamb Island
- Macleay Island
- Karragarra Island
- Coochiemudlo Island
- Cassim Island
- Sandy Island
- Tindappah Island (Garden Island)
- Green Island (Milwarpa)
- King Island (Erobin)
- St Helena Island (Noongoon)
- Mud Island (Bungumba)

To avoid any doubt, the application area does not include any land or waters subject to:

- QUD6010/1998 Quandamooka People #1 as determined by the Federal Court on 04 July 2011;
- QUD6024/1999 Quandamooka People #2 (QCD2011/002) as determined by the Federal Court on 04 July 2011;
- QUD6196/1998, QUD586/2011 Yugara/YUgarapul People and Turrbal People (QCD2015/001) as determined by the Federal Court on 16 March 2015.

Data Reference and source

- Application boundary compiled by Queensland South Native Title Services, based in part on data sourced from the Commonwealth of Australia, NNTT (October 2016).
- High Water Mark as defined in the *QLD Land Act* (1994).



- Cadastral data sourced from Dept. of Natural Resources and Mines, Qld (August 2016).
- Creeks based, where possible, on cadastral data sourced from Dept of Natural Resources and Mines (August 2016), *else* Topographic vector data is © Commonwealth of Australia (Geoscience Australia).
- Centreline of Tingalpa Creek based on external boundary of native title determination boundary sourced from Commonwealth of Australia, NNTT (October 2016).
- Sub-Catchment boundaries derived from The South East Queensland Environmental Values Sub-catchments v2.0 dataset sourced from Department of Natural Resources and Mines, Qld (August 2010).
-

Reference datum

Geographical coordinates are referenced to the Geocentric Datum of Australia 1994 (GDA94), in decimal degrees and are based on the spatial reference data acquired from the various custodians at the time.

Use of Coordinates

Where coordinates are used within the description to represent cadastral or topographical boundaries or the intersection with such, they are intended as a guide only. As an outcome to the custodians of cadastral and topographic data continuously recalculating the geographic position of their data based on improved survey and data maintenance procedures, it is not possible to accurately define such a position other than by detailed ground survey.

Prepared by Queensland South Native Title Services (2 November 2016).



ATTACHMENT C

QUANDAMOOKA COAST CLAIM

NATIVE TITLE DETERMINATION APPLICATION



Application Area

NORTH

KILOMETRES

Latitude and Longitude based on Geocentric Datum of Australia 1994 Non Projected

Map prepared by: Queensland South Native Title Services (0211/2016)

Note: To determine areas subject to claim within the external boundary, reference to the application description is necessary.

Application boundary compiled by QSNTS, based on in part from data sourced from Commonwealth of Australia, NNTI (October 2016)

Topographic Image © Commonwealth of Australia (Geoscience Australia) 2008



FEDERAL COURT OF AUSTRALIA

REGISTRY

(Insert State where filing)

GENERAL DIVISION

Form 5
Native Title Act 1993

Notice of Intention to Become
a Party to an Application

To: The District Registrar
Federal Court of Australia

1. Name of Native Title Determination Application:

Insert the name of the Native Title Determination Application as shown on the notification advertisement in the newspaper or in the letter received from the National Native Title Tribunal.

2. Federal Court File Number:

Insert the Federal Court file number. This is shown on the notification advertisement or in the letter from the National Native Title Tribunal.

3. Name of person, company or organisation wishing to become a party:

Insert the name of the person/s, company or other organisation wishing to become a party. If a person, write the name in full, initials are not sufficient.

4. Address of person, company or organisation wishing to become a party:

Insert the address of the person(s), company or organisation wishing to become a party.

5. Details of interest claimed:

Describe the nature of your interest/s and the manner in which it/they may be affected by a Native Title Determination.

Documentary evidence should be supplied. For example, if you hold a lease or licence in respect of the claim area please attach to this Form a copy or photocopy of that lease or licence. Identify the type of interest and its location in the claim area.

I [or We] give notice under paragraph 84(3)(b) of the Act that I [or we] want to be a party in relation to the application under section 61 of the Act. The basis on which I [or we] want to become a party is *:

* More information can be provided and labelled "Attachment A"

Insert the name of your legal representative (if you are legally represented).

6. Name of legal representative (if any):

If you are not legally represented, insert the name of a person on whom documents can be served and to whom correspondence can be sent.

7. Name of contact person (if not legally represented):

Insert the full address of your legal representative (if any) or the contact person you have nominated in 7 above. Please note that this address must be a street address, not a post office box number.

8. Address for service of legal representative or contact person:

Address/DX:

Telephone:

Facsimile:

Mobile:

E-mail:

Insert the signature of:

- (a) The legal representative (if any),*
or
- (b) Each person lodging the notice (eg members of a family group),*
or
- (c) Two directors of a company or a director and the company secretary (or one director, if a sole proprietor company). Note that a common seal may also be affixed.*
or
- (d) An authorised officer of an organisation (eg CEO of a local authority).*

9. Signature/Execution:

Insert the full name of each signatory in 9 above. Please use capital letters.

10. Print Name(s) :

11. Date:



Federal Court of Australia

Guide to Native Title Form 5

Notice of Intention to become a party to an application

Please read this guide and the form carefully. As the person or organisation giving notice of intention to become a party to a native title determination application, you are responsible for making sure all your paperwork is in order before any court hearing. Although the Court's Registry staff can help you complete the form and give you information about procedure, they can not give you legal advice and they are not responsible for the accuracy of your documents.

How do you apply?

The Form 5 should be completed and lodged in the Federal Court within the period specified in the notification letter or advertisement from the National Native Title Tribunal. The Form 5 must be received by the Court no later than 4.30pm on the last day of that notification period.

Where do you lodge the Form 5?

The Form 5 may be lodged in person at the Federal Court Registry, by post, by facsimile, by eLodgment or by email. Please refer to the contact information at the bottom of this guide.

Information and instructions on registering and using eLodgment are contained in the enclosed information sheet. Further information about eLodgment can be found in the "Online Services" section of the Court's website: <http://www.fedcourt.gov.au/online-services> .

(Note: When eLodging a Form 5, the 'document type' will be 'correspondence' which can be found in the drop-down menu under the 'Case Administration' heading. The 'Role type of the party seeking to be joined will be 'Prospective Respondent'.)

How do you fill in the Form 5?

The Form 5 is to be completed by printing clearly in pen or by typing.

A separate Form 5 should be completed by each person or the organisation (i.e. interest holder) wanting to become a party. However, persons or members of a family may use the one form where they are asserting that each person or family member holds the same or a similar interest that may be affected by a Native Title Determination Application and have the same service address. Each person or family member must sign the form.

The form 5 must be accompanied by evidence of the interest you are seeking to rely upon to support your application, for example by attaching a copy of the lease, licence, permit, etc.

Please refer to the notes in the margin on the attached Form 5 to assist in filling out the form.

Should you require assistance about whether you have an interest that may be affected by a Native Title Determination Application you should obtain your own advice.

What happens next?

The Federal Court considers and decides all applications to become a party. You will be notified whether you are required to attend Court or provide any further written reasons or documents to support your application. The Court will notify all persons/organisations of the outcome of their application in due course.

What happens if I am made a party?

All parties in proceedings before the Federal Court are required to act consistently with the Court's goal of resolving disputes according to law and as quickly, inexpensively and efficiently as possible. All parties have a responsibility to participate in the proceedings when required, to comply with Court orders affecting them and to maintain their knowledge of where a proceeding is up to. You must inform the Court in writing of any change in your address for service or contact details within 14 days of the change.

Federal Court Addresses:

Australian Capital Territory Registry

Nigel Bowen Commonwealth Law Courts Building
Childers Street
CANBERRA CITY ACT 2601
Tel. (02) 6267 0666
Fax. (02) 6267 0625
Em. NativeTitleNSW@fedcourt.gov.au

New South Wales Registry

Level 17, Law Courts Building
Queens Square
SYDNEY NSW 2000
Tel. (02) 9230 8567
Fax: (02) 9230 8535 (general)
Fax. (02) 9230 8295 (fax filing)
Em. NativeTitleNSW@fedcourt.gov.au

Northern Territory Registry

Level 3, Supreme Court Building
State Square
DARWIN NT 0800
GPO Box 1806
DARWIN NT 0801
Tel. (08) 8941 2333
Fax. (08) 8981 4941
Em. NativeTitleNT@fedcourt.gov.au

Queensland Registry

Level 6, Harry Gibbs Commonwealth Law
Courts Building
119 North Quay
BRISBANE QLD 4000
Tel. (07) 3248 1100
Fax. (07) 3248 1266
Em. NativeTitleQLD@fedcourt.gov.au

South Australia Registry

Level 5, Roma Mitchell Commonwealth Law Courts
Building
3 Angas Street
ADELAIDE SA 5000

Tel. (08) 8219 1000
Fax. (08) 8219 1001
Em. NativeTitleSA@fedcourt.gov.au

West Australia Registry

Peter Durack Commonwealth Law Courts
Building
1 Victoria Avenue
PERTH WA 6000
Tel. (08) 9268 7100
Fax. (08) 9221 3261 (general)
Fax: (08) 9268 7208 (fax filing)
Em. NativeTitleWA@fedcourt.gov.au

Victoria Registry

Owen Dixon Commonwealth Law Courts Building
305 William Street
MELBOURNE VIC 3000
Tel. (03) 8600 3333
Fax. (03) 8600 3351
Em. NativeTitleVIC@fedcourt.gov.au

Tasmania Registry

Edward Braddon Commonwealth Law
Courts Building
39-41 Davey Street
HOBART TAS 7000
Tel. (03) 6232 1615
Fax. (03) 6232 1601
Em. NativeTitleVIC@fedcourt.gov.au



Law firms or organisations can apply to the Registrar to establish an account facility for fees. An account facility usually takes 10 working days to be approved. Once approved you will be invoiced monthly for lodgments.

For more information and an application form, see www.fedcourt.gov.au/online-services/elodgment/information

For more information, call the Native Title Section on (07) 3248 1217, visit the Court's website www.fedcourt.gov.au or email the Native Title Section on NativeTitleQLD@fedcourt.gov.au

Getting started

Step 1

Go to eLodgment at www.elodgment.fedcourt.gov.au

Step 2

Register to use eLodgment. It is free and takes one working day to process.

Step 3

Determine how you will pay for applicable court fees or apply for a fee exemption. The Court accepts Visa, Mastercard, AMEX or law firms or organisations can open a credit account facility.

Lodge a document

Open www.elodgment.fedcourt.gov.au and log in. Have your document(s) ready to upload.

Step 1

Select the Jurisdiction and Type of Action.

Step 2

Upload the document and any supporting document(s). Be sure to use informative file names and, if required, type a clear description of the document you are lodging.

Step 3

Enter the contact details of the person responsible for the matter.

Step 4

Pay any necessary fees or provide information about a fee exemption.

Step 5

Finalise and submit the eLodgment.

What happens next?

During registry business hours, your eLodged document(s) generally will be processed within an 1 hour after being received by the registry. Some documents may require more time to process. Once processed, the document will be available via the 'Lodgment History' area of eLodgment where you can print, download or email them.



The Court uses SSL V3 certificates by VeriSign, to encrypt information being transmitted through the Internet to the Court's eServices facilities. This encryption prevents the information being viewed or tampered with during transit.

eLodgment is a web based application. It works best with Internet Explorer version 8 or 9 with compatibility view turned on.

Information about preparing your documents for eLodgment can be found on the Court's website see www.fedcourt.gov.au/online-services/elodgment

eLodgment is the electronic filing facility for the Federal Court of Australia and for the general federal law jurisdiction of the Federal Circuit Court of Australia.

Who can use eLodgment?

Any user of the Court whether they be a legal practitioner, an agency, corporate body or individual.

What computer equipment do I need so I can use eLodgment?

A computer with an internet connection, a web browser and an individual email account for contact purposes.

What information will I need to enter when I register?

- ABN/ACN (if applicable)
- Registered address (if applicable)
- Postal address
- Contact details (including individual name and email address)

What documents can be lodged via eLodgment?

Most initiating and supporting documents can be eLodged. See the Court's website www.fedcourt.gov.au/online-services/elodgment/faq-started for more information.

What type of documents can be eLodged?

eLodgment accepts most document formats:

- MS Word, Word Perfect
- PDF
- Rich Text Format
- MS Excel
- Image files such as .jpg, .gif and .tif.

Benefits of using eLodgment

- **Documents can be lodged any time, any day of the week.**
Documents received up to 4:30pm will be processed on the same business day but documents received after 4:30pm will be deemed as filed on the next business day.
- **Save money** by eliminating paper, photocopying, postage, courier or agency costs.
- **Monitor** the progress of your electronically lodged documents.
- **Email notification** once the documents have been processed. The email contains a link to the documents. You can then access the documents for your records.
- **Customisable templates** can be created and reused, saving on data entry.

Native Title and Quandamooka Coast Claim

Frequently Asked Questions

What is native title?

Native title describes the rights and interests of Indigenous people under their traditional laws and customs.

Native title is protected at a State and Commonwealth level under the *Native Title (Queensland) Act 1993* and *Native Title Act 1993* (Commonwealth).

What is the Background to the Native Title Act

The background dates to the Native Title Act and related laws include the Racial Discrimination Act 1975, Native Title Act 1993 (Qld) and the 1996 High Court Wik decision which recognises that Native title can coexist with statutory leases.

How does a native title claim commence?

The process begins under the Commonwealth Native Title Act 1993 when a native title claim group, in this case the Quandamooka people, files an application in the Federal Court seeking a determination that recognises them as native title holders over the area claimed.

How does the new claim deal with the 2011 native title determination?

The new Quandamooka Coast claim refers to additional areas not covered by the 2011 Federal Court determination which covers the majority of North Stradbroke Island, Peel Island, Goat Island, Bird Island, Stingaree Island, Crab Island and the surrounding waters of Moreton Bay are covered by the determinations. Further information on this determination can be found at www.redland.qld.gov.au

What areas does the Quandamooka Coast Claim cover?

The claim covers the majority of the Redland City and parts of Brisbane City Council areas as described in the Claim area map. In summary the application covers about 530 sq km, extending from the top of Russell Island in the South to North of Mud Island in Moreton Bay. The western extent is bounded by Capalaba and Wynnum Creek, and the eastern limit of the claim is bordered by north Stradbroke island. The claim excludes Russell Island, and parts of Sheldon, Mount Cotton and Redland Bay.

What are the types of rights and interest covered by Native title?

Native title rights and interests are subject to laws of the Commonwealth, State and local Government and include rights to:

- live and be present on the determination areas
- conduct traditional ceremonies
- take, use, share and exchange traditional natural resources
- conduct burial rites, teach about the physical and spiritual attributes of the area
- maintain places of importance and areas of significance.

What does the native title claim mean for other landholders?

As with all native title claims, the Quandamooka people's claims cannot cover private freehold or many types of leasehold land, so the majority of landholders will not be directly affected.

How does the native title claim relate to the Redland City community and corporate plans?

Council's community and corporate plans identify the unique interests and history of the Quandamooka people in Redlands and commit to working together to protect and respect that history for the benefit of the whole community.

Does native title claim prevent access to public parks, reserves and public spaces?

No, the native title claim does not restrict access over any parts of public parks, reserves and public spaces

What are the next steps?

The claim is currently filed in the Federal Court which follows an assessment process including, public notification and the exchange of archeological and connection material and thereafter related submissions on the potential extent of native title interests and rights.

To keep updated on these matters go to www.derm.qld.gov.au, www.nntt.gov.au and www.redland.qld.gov.au

Sources include: *The State of Queensland (Department of Environment and Resource Management)* www.derm.qld.gov.au. *National Native Title Tribunal* www.nntt.gov.au

11.2 COMMUNITY & CUSTOMER SERVICES

11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS

Objective Reference:	A2589467 Reports & Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority 20.08.2017 to 16.09.2017</u>
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 only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four Categories:

- Category 1 – Minor Code and Referral Agency assessments;
- Category 2 – Moderately complex Code and Impact assessments;
- Category 3 – Complex Code and Impact assessments; and
- Category 4 – Major and Significant Assessments (not included in this report)

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

Category 1 - Minor Code assessable applications, Concurrence Agency Referral, minor Operational Works and minor Compliance Works; Minor Change requests and extension to currency period where the original application was Category 1. Procedural delegations for Limited and Standard Planning Certificates.

Delegation Level: Chief Executive Officer, General Manager, Group Managers, Service Managers, Team Leaders and Principal Planners as identified in the officer's instrument of delegation.

Category 2 - In addition to Category 1, moderately complex Code assessable applications, including Operational Works and Compliance Works and Impact assessable applications without objecting submissions; Other Change requests and variation requests where the original application was Category 1, 2, 3 or 4*. Procedural delegations including approval of works on and off maintenance, release of bonds and Full Planning Certificates.

** Provided the requests do not affect the reason(s) for the call in by the Councillor (or that there is agreement from the Councillor that it can be dealt with under delegation).*

Delegation Level: Chief Executive Officer, General Manager, Group Managers and Service Managers as identified in the officer's instrument of delegation.

Category 3 - In addition to Category 1 and 2, applications for Code or Impact assessment with a higher level of complexity. They may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the planning scheme. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Assessing superseded planning scheme requests and approving a plan of subdivision.

Delegation Level: Chief Executive officer, General Manager and Group Managers as identified in the officer's instrument of delegation.

OFFICER'S RECOMMENDATION

That Council resolves to note this Report.

Decisions Made Under Delegated Authority 20.08.2017 to 26.08.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004387	Private Swimming Pool	The Certifier Pty Ltd	9 Vassi Concord Cleveland QLD 4163	Code Assessment	25/08/2017	NA	Development Permit	2
CAR17/0048	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	24A Caravel Court Cleveland QLD 4163	Referral Agency Response - Planning	24/08/2017	NA	Approved	2
CAR17/0052	Design & Siting - Dwelling	Checkpoint Building Surveyors (Coomera)	72 Majestic Circuit Thornlands QLD 4164	Referral Agency Response - Planning	23/08/2017	NA	Approved	3
MCU013991	MCU - Dual Occupancy	JDC Designs & Planning	193 Waterloo Street Cleveland QLD 4163	Impact Assessment	21/08/2017	NA	Development Permit	3
CAR17/0040	Design and Siting - Outbuilding	The Certifier Pty Ltd	7 Canaipa Court Victoria Point QLD 4165	Referral Agency Response - Planning	22/08/2017	NA	Approved	4
OPW17/0007	Operational Works For ROL - 1 into 2 - Earthworks	Dorelle WEICK	26 Base Street Victoria Point QLD 4165	Code Assessment	24/08/2017	NA	Development Permit	4
MCU17/0017	Dwelling House and Outbuilding - Request Change to Development Approval MCU013575	Applied Building Approvals	23 Barramundi Street Macleay Island QLD 4184	Minor Change to Approval	21/08/2017	NA	Approved	5
CAR17/0022	Build Over or Near Relevant Infrastructure - Retaining Wall	Residential Building Approvals	22 Camlet Place Mount Cotton QLD 4165	Referral Agency Response - Engineering	24/08/2017	NA	Approved	6

Decisions Made Under Delegated Authority 20.08.2017 to 26.08.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0039	Design and Siting - Dwelling House	Building Code Approval Group Pty Ltd	15 Glenhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	25/08/2017	NA	Approved	6
CAR17/0056	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	8 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	23/08/2017	NA	Approved	6
CAR17/0057	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	6 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	25/08/2017	NA	Approved	6
ROL006188	Reconfiguring a Lot - Standard Format - 1 into 2 lots	Philip Impey Architect	2 Daveson Road Birkdale QLD 4159	Code Assessment	22/08/2017	NA	Development Permit	8
ROL006205	Standard Format - Reconfiguration of Lots - 1 into 2 Lots	Michell Town Planning & Development	11 Carlton Court Birkdale QLD 4159	Code Assessment	24/08/2017	NA	Development Permit	10
ROL006211	Reconfiguration of lot - Standard Format - 1 into 5	Building Code Approval Group Pty Ltd	24 Alma Street Thorneside QLD 4158	Code Assessment	25/08/2017	NA	Development Permit	10

Decisions Made Under Delegated Authority 20.08.2017 to 26.08.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013253	Dual Occupancy	Solis Design And Drafting The Certifier Pty Ltd	27 Sternlight Court Cleveland QLD 4163	Impact Assessment	24/08/2017	24/08/2017	Permissible Change	2
OPW002225	Landscaping Works - STAGE 2A AND 2B	Villa World Seascape Pty Ltd	1-27 Meissner Street Redland Bay QLD 4165	SPA - 15 Day Compliance Assessment	24/08/2017	NA	Compliance Certificate Approved	5

CATEGORY 3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006171	Reconfiguring a Lot - Standard Format - 1 into 2 Lots	MPR Properties No. 2 Pty Ltd As Trustee	2-6 School Of Arts Road Redland Bay QLD 4165	Impact Assessment	22/08/2017	NA	Development Permit	6
MCU013973	Multiple Dwelling x 4 Units	JDC Designs & Planning	9 Oxford Street Alexandra Hills QLD 4161	Impact Assessment	23/08/2017	NA	Development Permit	7

Decisions Made Under Delegated Authority 27.08.2017 to 02.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013931	Dwelling House	Brendon David SLACK Sharleen Louise SLACK	20 Duke Street Wellington Point QLD 4160	Code Assessment	29/08/2017	NA	Development Permit	1
CAR17/0076	Design and Siting - Dwelling	Approveit Building Certification Pty Ltd	246 Wellington Street Ormiston QLD 4160	Referral Agency Response - Planning	31/08/2017	NA	Approved	1
DBW17/0002	Domestic Additions - Two Storey Patio	The Certifier Pty Ltd	22 Cayman Crescent Ormiston QLD 4160	Code Assessment	30/08/2017	NA	Development Permit	1
CAR17/0051	Design & Siting - Domestic Outbuilding	Strickland Certification Pty Ltd	33 Llewellyn Street Amity QLD 4183	Referral Agency Response - Planning	28/08/2017	NA	Approved	2
DBW17/0003	Inground Pool	Pools 4 You	4 Carling Court Cleveland QLD 4163	Code Assessment	28/08/2017	NA	Development Permit	2
DBW17/0004	Domestic Outbuilding	All Approvals Pty Ltd	166 Shore Street North Cleveland QLD 4163	Code Assessment	31/08/2017	NA	Development Permit	2
CAR17/0064	Design and Siting - Carport	Fluid Approvals	1-3 Tane Court Thornlands QLD 4164	Referral Agency Response - Planning	1/09/2017	NA	Approved	3
CAR17/0071	Combined Design and Siting and Build Over or Near Underground Infrastructure - Carport & Deck	Applied Building Approvals	28 Shirley Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	31/08/2017	NA	Approved	4

Decisions Made Under Delegated Authority 27.08.2017 to 02.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0102	Design and Siting - Dwelling Extension	Building Certification Consultants Pty Ltd	25 Macadamia Street Victoria Point QLD 4165	Referral Agency Response - Planning	30/08/2017	NA	Approved	4
CAR17/0058	Design and Siting- Dwelling	Professional Certification Group Pty Ltd	7 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	28/08/2017	NA	Approved	6
CAR17/0049	Design and Siting- Dwelling	Harridan Pty Ltd Professional Certification Group Pty Ltd	13 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	28/08/2017	NA	Approved	6
CAR17/0053	Design and Siting- Dwelling	Sunvista Homes C/- Apex Certification & Consulting	3 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	28/08/2017	NA	Approved	6
CAR17/0055	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	1 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	28/08/2017	NA	Approved	6
CAR17/0059	Design & Siting - Dwelling	Bartley Burns Certifiers & Planners	16 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	31/08/2017	NA	Approved	6

Decisions Made Under Delegated Authority 27.08.2017 to 02.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0065	Design & Siting - Dwelling	Capital Building Approvals	9 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	28/08/2017	NA	Approved	6
CAR17/0072	Design and Siting - Dwelling	Harridan Pty Ltd Platinum Building Approvals	9 Glenhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	1/09/2017	NA	Approved	6
CAR17/0073	Design and Siting - Dwelling	Platinum Building Approvals	3 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	31/08/2017	NA	Approved	6
CAR17/0074	Design and Siting - Dwelling	Platinum Building Approvals	7 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	31/08/2017	NA	Approved	6
CAR17/0075	Design and Siting - Dwelling	Platinum Building Approvals	11 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	31/08/2017	NA	Approved	6
CAR17/0078	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	1 Glenhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	31/08/2017	NA	Approved	6
OPW17/0009	Bulk Earthworks and ESC for Sewage Pump Station Access Rd - The Rise	Orchard (Thornlands) Developments Pty Ltd	92-94 Kinross Road Thornlands QLD 4164	Code Assessment	29/08/2017	NA	Development Permit	7

Decisions Made Under Delegated Authority 27.08.2017 to 02.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006212	Standard Format Reconfiguring a Lot 1 into 2	Bartley Burns Certifiers & Planners	5-9 Stanley Street Capalaba QLD 4157	Code Assessment	29/08/2017	NA	Development Permit	9
MCU014001	Dwelling House	Oceanview Construction	39 Whitehall Avenue Birkdale QLD 4159	Code Assessment	29/08/2017	NA	Development Permit	10

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002227	Operational Works - Sewerage and Water Reticulation associated with OPW002185	Hutchinson Builders	75 Boundary Street Redland Bay QLD 4165	SPA - 15 Day Compliance Assessment	31/08/2017	NA	Compliance Certificate Approved	6
ROL006091	Reconfiguring a Lot - 2 lots into 87 Lots	Shoreline Redlands Pty Ltd	218-236 Serpentine Creek Road Redland Bay QLD 4165	Code Assessment	10/05/2017	28/08/2017	Negotiated Decision	6
ROL006094	Standard Format - Reconfiguring a Lot - 1 lot into 257 Lots	Shoreline Redlands Pty Ltd	275-385 Serpentine Creek Road Redland Bay QLD 4165	Code Assessment	10/05/2017	28/08/2017	Development Permit	6

Decisions Made Under Delegated Authority 03.09.2017 to 09.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004375	Relevant Infrastructure Table 1 Item 27a - Retaining wall near sewer & stormwater infrastructure	Asima BULDO Henley Properties (Qld) Pty Ltd Matthew James BULDO	13 Vassi Concord Cleveland QLD 4163	ConRef 20 Day Referral	6/09/2017	NA	Approved	2
CAR17/0089	Design and Siting - Bali Hut	Pacific Approvals Pty Ltd	6 Sentinel Court Cleveland QLD 4163	Referral Agency Response - Planning	4/09/2017	NA	Approved	2
RAL17/0018	Change to Development Approval ROL006157	Michell Town Planning & Development Redland Investment Corporation Pty Ltd	110-112 Queen Street Cleveland QLD 4163	Minor Change to Approval	6/09/2017	NA	Approved	2
BWP004150	Referral Agency Response - Dwelling House	Bay Island Designs	31 Harvey Street Russell Island QLD 4184	Concurrence Agency Referral	7/09/2017	NA	Approved	5
CAR17/0081	Design and Siting - Carport	Fluid Approvals	201-203 Fitzroy Street Cleveland QLD 4163	Referral Agency Response - Planning	7/09/2017	NA	Approved	3
CAR17/0082	Design & Siting - Dwelling	Applied Building Approvals	2 Todman Street Russell Island QLD 4184	Referral Agency Response - Planning	7/09/2017	NA	Approved	5
CAR17/0085	Design and Siting - Dwelling House	Wayne Andrew HAMILTON	23 Kooberry Street Macleay Island QLD 4184	Referral Agency Response - Planning	8/09/2017	NA	Approved	5

Decisions Made Under Delegated Authority 03.09.2017 to 09.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0099	Design and Siting- Shed	Pacific Approvals Pty Ltd	12 Cane Street Redland Bay QLD 4165	Referral Agency Response - Planning	6/09/2017	NA	Approved	5
RAL17/0008	Extension to Currency Period - ROL005796	David Jon BRADLEY Lisa Maree BRADLEY	19-23 Broadwater Terrace Redland Bay QLD 4165	Minor Change to Approval	5/09/2017	NA	Approved	5
CAR17/0069	Design and Siting - Shed	Professional Certification Group Pty Ltd	23 Winston Road Sheldon QLD 4157	Referral Agency Response - Planning	5/09/2017	NA	Approved	6
CAR17/0070	Design and Siting- Dwelling	Professional Certification Group Pty Ltd	18 Woodhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	5/09/2017	NA	Approved	6
CAR17/0077	Design and Siting - Dwelling	Platinum Building Approvals	5 Woodhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	6/09/2017	NA	Approved	6
CAR17/0088	Design and Siting- Dwelling	Bartley Burns Certifiers & Planners	15 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	6/09/2017	NA	Approved	6
CAR17/0095	Design and Siting- Dwelling	Platinum Building Approvals	5 Valleygreen Close Redland Bay QLD 4165	Referral Agency Response - Planning	5/09/2017	NA	Approved	6
MCU013335	DWELLING HOUSE	Richard HARRISON	14-20 Gordon Road Redland Bay QLD 4165	Code Assessment	17/12/2014	8/09/2017	Negotiated Decision	6

Decisions Made Under Delegated Authority 03.09.2017 to 09.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0068	Design and Siting - Dwelling House	The Certifier Pty Ltd	24 Mapleton Crescent Capalaba QLD 4157	Referral Agency Response - Planning	4/09/2017	NA	Approved	7
CAR17/0067	Design and Siting - Carport	East Coast Surveys Pty Ltd	3 Lawn Terrace Capalaba QLD 4157	Referral Agency Response - Planning	4/09/2017	NA	Approved	9
BWP004100	Design and Siting - Carport	Samara Maree MCCROHON	2 Killarney Crescent Capalaba QLD 4157	Concurrence Agency Referral	08/09/2017	NA	Approved	9
CAR17/0063	Design and Siting - Dwelling	GJ Gardner Homes	22 Somersby Court Birkdale QLD 4159	Referral Agency Response - Planning	4/09/2017	NA	Approved	10
CAR17/0079	Design and Siting - Carport	All Approvals Pty Ltd	8 Boambillee Street Thorneside QLD 4158	Referral Agency Response - Planning	6/09/2017	NA	Approved	10
CAR17/0097	Design and Siting - Dwelling House	Building Code Approval Group Pty Ltd	7 Saul Street Thorneside QLD 4158	Referral Agency Response - Planning	6/09/2017	NA	Approved	10

Decisions Made Under Delegated Authority 03.09.2017 to 09.09.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU014002	Apartment Building x 14 Units - Stage 2	Javica Pty Ltd	222 Middle Street Cleveland QLD 4163	Code Assessment	04/09/2017	NA	Development Permit	2
OPW002207	Operational Works - Sewer & water reticulation for the ROL of 1 into 2 (ROL006030)	David Michael SMALL	71-73 Passage Street Cleveland QLD 4163	Code Assessment	06/09/2017	NA	Development Permit	2
		Elizabeth Anne SMALL						
		Peter John SMALL						
		Wilfred Dicker George SMALL						
ROL005732	Standard format: 1 into 7 lots	AJS Surveys Pty Ltd	262-276 Boundary Road Thornlands QLD 4164	Code Assessment	29/08/2014	06/09/2017	Negotiated Decision	3
		East Coast Surveys Pty Ltd						
		Steve Parcell Building						

Decisions Made Under Delegated Authority 10.09.2017 to 16.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW17/0011	Domestic Additions - Deck and Carport	The Certifier Pty Ltd	12 Cross Lane Cleveland QLD 4163	Code Assessment	11/09/2017	NA	Development Permit	2
CAR17/0090	Design and Siting- Patio	Fastrack Building Certification	43 Butternut Circuit Thornlands QLD 4164	Referral Agency Response - Planning	12/09/2017	NA	Approved	3
CAR17/0100	Design and Siting - Patios	Fastrack Building Certification	7 Alexander Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	14/09/2017	NA	Approved	4
CAR17/0087	Design and Siting- Carport	Reliable Certification Services	22 Horizon Place Redland Bay QLD 4165	Referral Agency Response - Planning	11/09/2017	NA	Approved	5
CAR17/0098	Design and Siting- Dwelling	Capital Building Approvals	12 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	11/09/2017	NA	Approved	6
CAR17/0115	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	5 Treeline Place Redland Bay QLD 4165	Referral Agency Response - Planning	12/09/2017	NA	Approved	6
CAR17/0117	Design and Siting - Dwelling	Simonds Homes	13 Glenhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	15/09/2017	NA	Approved	6
DBW17/0016	Domestic Outbuilding	Strickland Certification Pty Ltd	5-7 Woodcrest Close Redland Bay QLD 4165	Code Assessment	13/09/2017	NA	Development Permit	6
CAR17/0091	Design and Siting - Build Over Sewer	Reliable Certification Services	8 Estaway Court Capalaba QLD 4157	Referral Agency Response - Planning	11/09/2017	NA	Approved	7

Decisions Made Under Delegated Authority 10.09.2017 to 16.09.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0092	Shed	The Certifier Pty Ltd	40 Korawal Street Capalaba QLD 4157	Referral Agency Response - Planning	12/09/2017	NA	Approved	7
CAR17/0105	Design and Siting - Carport	Bartley Burns Certifiers & Planners	147 Vienna Road South Alexandra Hills QLD 4161	Referral Agency Response - Planning	12/09/2017	NA	Approved	7
CAR17/0107	Design and Siting - Patio	Building Approvals Qld	83 Vienna Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	15/09/2017	NA	Approved	7
MCU013993	Home Business	Craig Sydney LAMBERT	345 Redland Bay Road Capalaba QLD 4157	Code Assessment	14/09/2017	NA	Development Permit	7
BWP004154	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	71A Willard Road Capalaba QLD 4157	Concurrence Agency Referral	15/09/2017	NA	Approved	9
CAR17/0096	Design and Siting- Carport	Fastrack Building Certification	23 Susan Street Capalaba QLD 4157	Referral Agency Response - Planning	13/09/2017	NA	Approved	9

Decisions Made Under Delegated Authority 10.09.2017 to 16.09.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013964	Multiple Dwelling x4	Anita Margaret AZCUNE John Augusto AZCUNE	6 Yarrow Court Cleveland QLD 4163	Impact Assessment	14/09/2017	NA	Development Permit	2
OPW002217	Extensions and Refurbishments to an Education Facility	Bickerton Masters Pty Ltd	Carmel College 20-22 Ziegenfusz Road Thornlands QLD 4164	SPA - 15 Day Compliance Assessment	14/09/2017	NA	Compliance Certificate Approved	3
OPW002214	59 Townhouse Allotment	Sheehy & Partners Pty Ltd	399-413 Boundary Road Thornlands QLD 4164	SPA - 15 Day Compliance Assessment	14/09/2017	NA	Compliance Certificate Approved	3
C2291	Hotel	PA & HJ Green Holdings Pty Ltd As Trustee Reel Planning P/L	23-25 Russell Terrace Macleay Island QLD 4184	Permissible Change	12/09/2017	NA	Negotiated Decision	5

11.2.2 PLANNING & ENVIRONMENT COURT MATTERS AS AT 20 SEPTEMBER 2017

Objective Reference:	A2589458 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 Appeals 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. Trial held 1-3 August 2017. Final submissions scheduled for 11 October 2017. Awaiting Judgment.

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:		Judgment handed down on 8 September 2017. Appeal allowed.

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 held on 7 June 2017. Hearing commenced on 21 August 2017. Awaiting Judgment.

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 25 August 2017. Appeal settled by consent order on 31 August 2017.

5.	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.

6.	File Number:	2377 of 2017 (MCU013735)
Applicant:		Barro Group Pty Ltd
Application Details:		Tourist Accommodation (Mount Cotton Retreat) at 315-355 West Mount Cotton Road, Mount Cotton (Lot 9 on RP186559)
Appeal Details:		Submitter appeal against Council approval
Current Status:		Appeal filed 29 June 2017. The co-respondent (being the applicant) has filed a notice to withdraw their Notice of Election to Co-respond to the appeal on 24 August 2017.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

There are no other current matters.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 MCU013762 – 39 BUNKER ROAD, VICTORIA POINT HEALTH CARE CENTRE – DENTIST

Objective Reference:	A2536814
Attachments:	<u>Attachment 1 - Site Plan/Floor Plan</u> <u>Attachment 2 - Aerial Plan</u>
Authorising Officer:	Louise Rusan General Manager Community & Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning & Assessment
Report Author:	Sharee Shaw Planner

PURPOSE

Council has received an application seeking a Development Permit for Material Change of Use on land at 39 Bunker Road, Victoria Point, for the purpose of a Health Care Centre (Dentist). The site is zoned Low Density Residential. The applicable zone identifies the proposed development as impact assessable. This application is referred to the General Meeting of Council for determination.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to conflict with the scheme. The key issue identified in the assessment is:

- Non-residential use in a Low Density residential zone.

It is recommended that the application be refused for the reasons identified in the Officer's recommendation.

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

The application is for a Material Change of Use for a Health Care Centre (Dentist). The proposal includes conversion of the existing dwelling to a Health Care Centre. The proposal will include:

- Three (3) consulting rooms/surgery rooms to cater for a total of three (3) practitioners/dentists. Included in the staff numbers will be 2 dental assistants and a receptionist
 - Each practitioner will service up to 8 clients per day maximum
 - Proposed operating hours are 9:00am to 5:00pm – Monday to Saturday
 - A total of 14 car parking spaces are provided – 6 for the practitioners/dentists and employees, 7 for patients (including 2 disabled parking spaces), together with the provision of mobility scooter parking within the existing carport, as patients may visit the surgery in this form of transport
-

The proposal will involve the construction of a new car parking area to accommodate staff and visitor parking with the existing domestic driveway to be upgraded to accommodate the access for the business.

It is noted that the owner has requested that Council make a decision based on the original application as listed above and not a reduced number of rooms and practitioners as recently discussed to be more in line with a home business.

Site & Locality

The site has an area of 2,000m² and accommodates a current dwelling. The topography of the site is relatively flat. There is no significant vegetation located on site and given the nature of the proposal, no vegetation will be removed or affected.

The area is an established residential area with lots averaging 2,000m². The Renaissance Retirement Village is located on the opposite side of Bunker Road. The subject site is located approximately 200 metres from the Victoria Point Shopping Centre.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and is mapped as “Other Areas of Value – Medium Value Other. Accordingly, Div 6, Table 6 applies. There will be no clearing of native vegetation; no new building; no extracting of gravel, rock or sand and no excavation or filling. In this instance there are no requirements under the SPRP.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council’s adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	The interim development assessment requirements of Part E within the State Planning Policy do not apply as the proposal does not meet the relevant thresholds for assessment.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7. The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are most relevant to the application:

- Low Density Residential Zone Code
- Acid Sulphate Soils Overlay Code

- Road and Rail Noise Corridor Overlay Code
- Infrastructure Works Code
- Development Near Underground Infrastructure Code
- Access and Parking Code
- Excavation and Fill Code
- Stormwater Management Code

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

Non-Residential use in Low Density Residential Zone

Within the Low Density Residential Zone Code, a Health Care Centre is subject to impact assessment, but is not identified as an inconsistent use.

Probable Solution P1.2 of the zone code relevantly provides acceptable outcomes in relation to non-residential uses within the Low Density Residential Zone, namely:

- (a) Located on the corner of collector or higher order roads
- (b) Where of –
 - (ii) Community facilities, health care centres, child care centres, or uses of a similar community nature –
 - a. Are 400m² or less of gross floor area per use
 - b. Are co-located with other similar uses or retail or commercial uses

The two elements within this probable solution relate to the **location** of the proposal and the **scale** of the use.

The use **does not meet** the location test as the proposal is not located on a corner and not co-located with other similar uses.

However, the use **does meet** the scale test as the tenancy does have a GFA of less than 400m² (approximately 260m² of GFA proposed).

As the proposal does not meet the probable solution, assessment must be undertaken against the relevant specific outcome.

Specific Outcome S1.2(1) states that *“non-residential uses, such as...medical facilities...may be contemplated in appropriate locations and subject to detailed development requirements including:*

- (a) Being located on the major road network*
- (b) Co-locating with other similar uses*
- (c) Providing only for the identified convenience needs of the local community*
- (d) Not impacting on the role and function of the City’s network of centres*
- (e) Resulting in positive economic and social benefits for the local community*

The proposal meets some (a, d and e), but not all, of the specific outcome elements as outlined below:

- The proposed use is located on Bunker Road, which is a sub arterial road and therefore on the major road network

- It is considered that the proposal of itself would not significantly impact on the role and function of surrounding centres (this is discussed further in relation to the overall outcomes below)
- The proposed use could prove a positive economic benefit for the community in terms of reinvesting in the City by creating business linkages with local businesses and provide employment opportunities for locals. Also, there is the opportunity for positive social benefits, particularly for the elderly and their interaction with other patients, even if it is a visit to the local dentist

However, the proposal does not meet the following (b and c) elements of the Specific Outcome:

- The proposed use is not co-located with other similar uses, as it is located amongst other detached residential housing
- The proposal does not provide only for the convenience needs of the local community. The applicant's economic need report identifies that the proposed practice is intended to serve a large catchment that expands much farther than the local community. This indicates that convenience is not a critical factor in determining the location of the dental practice

The proposal therefore **fails both location** and **scale** tests under this specific outcome. It could be argued that the scale test should not be considered further, regardless of the catchment served by the facility, as the proposal meets the GFA criteria in the probable solution noted above. That argument has merit. However, a proper assessment requires that a proposal meets all elements of the probable solution or all elements of the specific or overall outcomes.

Overall, it is concluded that the proposed development does not comply with the specific outcome and it therefore must be demonstrated that it complies with the overall outcomes of the zone code.

The overall outcomes of the Low Density Residential Zone Code are described by five key characteristics:

- (a) Uses and other development
- (b) Built form and density
- (c) Amenity
- (d) Environment
- (e) Infrastructure

Particularly relevant to the proposed non-residential use and its location and scale is element (a)(ii):

- (a) Uses and other development...
 - (ii) Provide for a limited range of non-residential uses that -
 - a. fulfil a local community need and provide opportunities for social interaction and activity
 - b. are accessible to the residents served
 - c. are located on the major road network or entry points to land in this zone rather than local residential streets
 - d. do not compromise the role and function of centres

- e. do not result in commercial ribbon development

Assessment against these matters is provided below.

Element (a)(ii)(a) – Uses and other development...provide for a limited range of non-residential uses that...fulfil a local community need and provide opportunities for social interaction and activity

The Strategic Framework and Desired Environmental Outcome No. 6 in the Redlands Planning Scheme encourages the development of centres in accordance with a functional network, with individual centres of varying levels differentiated from one another on the basis of a centre matrix that distinguishes centre role and function, scale and use composition. Major centres serve a large catchment and provide higher order commercial, retail, administrative, community and entertainment facilities. District and neighbourhood centres service smaller catchments and offer a more modest range of goods and services. Local centres effectively fill the gaps between the larger centres and provide a more limited range of goods and services.

Local centres to have a catchment of less than 7500 persons, except for Colburn Avenue, Victoria Point where the catchment size is reduced to reflect locational circumstances.

The location of the dentist is within 200 metres of the Victoria Point Major Centre. The centre has department stores, supermarkets, specialty stores and medical centres, including dental practices. The area surrounding this major centre, which includes this site and its surrounds, is well serviced with commercial and community/ health services. Therefore the needs of this local community have not been demonstrated to include medical services, such as a dental practice. This is further highlighted in the applicant's economic need report that outlines a servicing catchment for the proposed dental practice that covers Victoria Point and south-east Thornlands, indicating that the development is not serving a "local community need".

Element (a)(ii)(b) – Uses and other development...provide for a limited range of non-residential uses that...are accessible to the residents served

The development's servicing catchment covers a large area and this site does not represent an accessible location for that catchment. The development is car-dependant due its catchment size and its location along a major road corridor. A location within the major centre zone or another centre location would increase its accessibility through a co-location of services, allowing multiple services to be accessed in one trip, as well as being located close to public transport options.

Element (a)(ii)(c) – Uses and other development...provide for a limited range of non-residential uses that...are located on the major road network or entry points to land in this zone rather than local residential streets;

Bunker Road is a sub-arterial road and therefore this part of the overall outcome is met.

Element (a)(ii)(d) – Uses and other development...provide for a limited range of non-residential uses that...do not compromise the role and function of centre

The planning scheme is a regulatory tool which guides development to preferred locations. Commercial uses are encouraged in well-defined centre in order to make efficient use of services such as public transport, allowing users to access a number of commercial services within the one trip, allow commercial tenants to build supply chains and leverage off of other tenants and to reduce the impacts of non-residential uses on residential areas. The

current and draft planning schemes support greater development within the Victoria Point Major Centre.

The following considerations are relevant:

- The Victoria Point centre is constrained and has relatively young building stock (availability of tenancy space is limited and the likelihood of renovation of existing floor space is low)
- This means that the centre may experience demand to extend past its boundaries, as the demand for services from the surrounding population exceeds the supply available in the centre
- Growth in centres is always completed in “lumps”; it’s not financially viable to extend centre building in small pieces, they need to be done in large floorspace extensions. Therefore, there needs to be sufficient demand to give the centre owners confidence to make such a significant investment. It is likely that the critical demand is not there yet
- Incrementally, small non-residential uses outside the boundaries of the centre do not allow the centre to get to a critical point where an extension or redevelopment would be viable and acted upon (i.e. each non-residential use provided outside the centre acts like a small release valve on the demands of the centre itself)

However, this is a difficult point to argue considering that each development is considered on its merits, and alone, this proposal will not compromise the role and function of the centre. In this regard, in itself, this does not contribute to the conflict with the planning scheme. This is particularly so when it is noted that the scale of the development complies with the relevant probable solution in the zone code.

Element (a)(ii)(e) – Uses and other development...provide for a limited range of non-residential uses that...do not result in commercial ribbon development

Commercial ribbon development is development that spreads linearly along transport routes. It results in reduced efficiency of public transport and the ability to make one trip to access multiple commercial and community services. It also imposes impacts on residential amenity as users access ribbon development corridors.

The proposed development is located approximately 200 metres from a major centre zone along a major road corridor. It is not located on a corner or co-located with other similar uses, as discussed above, meaning that the site is not part of a “node”. Instead, it results in commercial ribbon development along this corridor, as it stretches the extent of non-residential uses along Bunker Road.

Overall, in conclusion, it is found that the proposal is in conflict with elements (a)(ii)(a), (b), and (e) of the overall outcomes of the Low Density Residential Zone Code in relation to both **location** and **scale**.

Design and Layout

The design and layout of the development itself is appropriate. Sufficient car parks are provided on site, the existing house retains a character consistent with the streetscape, landscaping is proposed to soften the impact of the increased hardstand for carparking and the layout respects the amenity of adjoining residents.

Sufficient Grounds

Noting the above conflict with the planning scheme, Council must consider whether sufficient grounds apply that would justify an approval despite that conflict. The *Sustainable Planning Act 2009* (SPA) provides that an assessment manager may decide a development application in a way that conflicts with a relevant instrument, such as the planning scheme, where sufficient grounds exist to justify the decision despite the conflict.

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, as noted below with assessment of these in this case:

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 is essentially translated across in the Draft City Plan and is considered to adequately reflect the circumstances of the locality and relevant planning assumptions.

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

The applicant has not challenged the underlying assumptions in the planning scheme as they relate to health care centre developments.

Relevant instrument inadequately addresses the type of development proposed.

The proposed use is adequately catered for in the planning scheme within the various centre zones. The planning scheme also allows non-residential uses in this zone, subject to scale and location criteria being met.

Relevant instrument does not anticipate the type of development proposed.

The planning scheme anticipates health care centre development such as that proposed and makes provision to adequately accommodate this form of development in centre zones. The planning scheme also allows for non-residential uses, such a health care centre, in a residential zone where it meets particular locational and scale provisions.

There is an exceptional and urgent need for the proposal.

This is considered to be the key matter to be considered in this case. The applicant asserts that the proposal is required in this location to fulfil a need, which is caused by two local factors: undersupply of practitioners and local demographics. The applicant's needs analysis identifies an undersupply of dental practitioners in the local catchment area. The applicant claims that this is then exacerbated by the large number of elderly residents in the local neighbourhood, and that this development will cater to that demographic.

In relation to the ability to satisfy the undersupply of practitioners, the owners have advised that they have unsuccessfully tried to expand the existing use within the shopping centre with no success due to "*insufficient/unacceptable vacancies*". The applicant advised that they require an additional 100-200m² of floor area, and have exhausted all possibilities to find this additional space.

However, it is considered that this is not the case, for the following reasons:

- The “possible alternative sites” section of the Economic Needs Assessment Report shows that a number of tenancy spaces are available within the existing centre but simply considered unsuitable for a range of reasons. While some of the alternatives sites will be more preferable than others, the analysis clearly identifies that a range of alternative sites are available
- The report mentions that respective centre managers may be unwilling to accommodate another dentist practice within their centre. This has not been confirmed and as such is unlikely to be a valid reason as to why some of the other sites are considered unsuitable
- The analysis overlooks Local Centre zoned sites located on Link Road, the corner of Colburn Avenue and Point O’Halloran Road and the corner of Benfer Road and Point O’Halloran Road

It is noted that a new dental surgery recently opened within the catchment area exhibiting reduced demand and that other available leasable space for a clinic is available.

In relation to the local demographics, the applicant states that the elderly patients that will attend this practice are severely limited in mobility and require specialist care, and that this proposed practice will allow those residents dignity and privacy through its out-of-centre location.

That of course may have some merit. In considering this argument, it is recognised that choosing a dentist is not simply about location, there are other factors such as:

- Cost of services and treatment
- Treatment history with a particular dentist or practice
- Quality of dental work and specialised treatment
- Proximity to location of work and
- Proximity to schools/child care service

In this regard, any localised demand can be satisfied within the broader catchment area.

Conversely, it is considered that, unlike the average person who makes a decision about a particular dentist based on facts as noted above, the existing elderly patients that attend this particular practice through their nursing homes/aged care homes may be less willing to search for alternative dental practices and the fact this practice will suit their particular needs will be a welcome solution.

In saying this, specialist care away from a centre could be facilitated through home visits to the retirement village.

It is considered that there has not been an exceptional and urgent need demonstrated for the proposal. As discussed further above, the surrounding area is well-serviced by the Victoria Point major centre, which provides higher order goods and services, including medical services.

Councillors may take an alternative view and consider that an exceptional and urgent need for the proposal has been established by the applicant. In these circumstances an approval could be granted.

INFRASTRUCTURE CHARGES

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

Stormwater - Non-Residential development only	\$8,116.97
Total Adopted Charge RCC & RW	\$6,178.87
Total Adopted Infrastructure charge for all Networks	\$14,295.84

This charge has been calculated as follows in accordance with Council’s [Adopted Infrastructure Charges Resolution \(No. 2.3\) September 2016](#).

Notice #001505	
Non-Residential Component	
Essential Services \$141.55 X 243.66m ²	\$34,490.07
Stormwater Infrastructure 803.66 m2 stormwater impervious area X \$10.10/m2	\$8,116.97
Demand Credit 1 X 3 bedroom residential dwelling X \$28,311.20	\$28,311.20
Total Council Charge:	\$14,295.84

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*.

PUBLIC CONSULTATION

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 30 August 2016 to 21 September 2016. A notice of compliance for public notification was received on 22 September 2016.

Submissions

One (1) submission was received which was not properly made but accepted under section 305(3) of the *Sustainable Planning Act*. The matters raised within the submission are outlined below:

1.	Issue Traffic – increased traffic along Bunker Road and at the roundabout to Intrepid Drive.
	Applicant Response Not received.
	Officer’s Comment Bunker Road is a major road and the proposed development would not cause any noticeable increase in traffic along this major thoroughfare.

2.	Issue Noise from cars coming and going especially in the evening.
	Applicant Response Not received
	Officer's Comment The business proposes to close at 5pm and car parking is located closer to the front of the property and not near the rear neighbouring property.

STRATEGIC IMPLICATIONS

Legislative Requirements

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

Risk Management

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

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

There are no environmental issues related to this application.

Social

No social implications have been raised.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as noted within 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.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to conflict with the Redlands Planning Scheme and insufficient grounds to justify an approval despite the conflict have been provided. Therefore it is recommended that the application be refused.

Council's options are to:

1. Adopt the officer's recommendation to refuse the application.
2. Resolve to refuse the application subject to different or amended grounds of refusal.
3. Resolve to approve the application with or without conditions.

OFFICER'S RECOMMENDATION

That Council resolves that the proposed Material Change of Use for a Health Care Centre on land described as Lot 34 on RP 805869 and situated at 39 Bunker Road, Victoria Point, be refused on the following grounds:

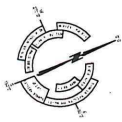
1. **Conflict with the Low Density Residential Zone Code**

The proposed development conflicts with the Overall Outcomes of the Low Density Residential Zone Code as the proposed non-residential use:

- **Does not fulfil a local community need**
- **Is not accessible by the residents it is proposed to serve and**
- **Results in commercial ribbon development**

2. **Insufficient grounds**

The applicant has not provided sufficient grounds to justify approval, despite the conflict with the planning scheme.



 NEW CONCRETE PARKING BAYS

 GRAVEL DRIVEWAY AND PARKING BAYS

PARKING SCHEDULE
 2 - DENTIST PARKING (SHED)
 2 - DISABLED PARKING
 5 - VISITOR PARKING
 3 - STAFF PARKING

SITE DRAINAGE

DRAIN SURFACE WATER TO STREET WITH COMBINATION OR SURFACE DRAIN & STORMWATER DRAIN PIPES

SURVEY NOTE

A CONTOUR & DETAIL SURVEY IS RECOMMENDED TO LOCATE ALL SERVICES, EASEMENTS, BOUNDARIES, AND CARRY OUT PROPER SITE PREPARATION AND CUT/FILL LINE FOR A PAD RL

NOTE : TERMI MESH

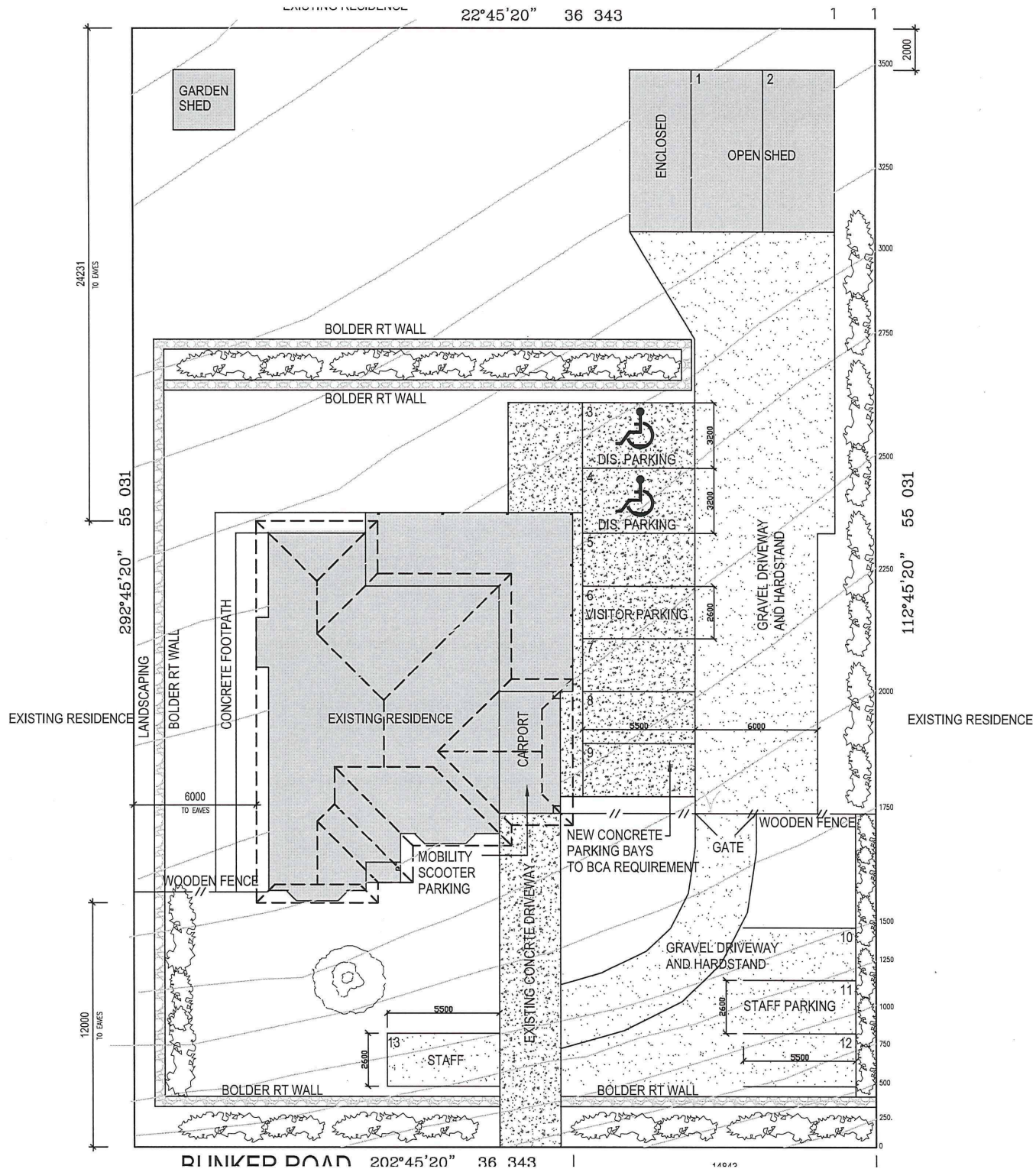
TO COMPLY WITH AS3660.1/95 OF BCA PROPRIETARY SYSTEM COMPRISING OF STAINLESS STEEL MESH INSTALLED AS A PHYSICAL BARRIER AS REQUIRED BY TERMI-MESH AUSTRALIA P/L, INSTALLED TO MANUFACTURERS SPECIFICATION AND PENETRATIONS PART B.

STORMWATER

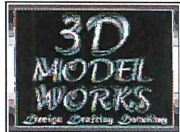
CONNECT STORMWATER TO COUNCIL STORMWATER DRAINAGE POINT

R.P.D.

LOT 34
 R.P. 805889
 STREET BUNKER ROAD
 SUBURB VICTORIA POINT
 LOCAL AUTH REDLAND CITY COUNCIL
 PARISH CLEVELAND
 COUNTY STANLEY
 AREA 200M²



2 Proposed Site
 1 : 200



Phn: 07 38414156
 Fax: 07 38414156
 Email: avi.s@optusnet.com.au

General Notes

1. Do not scale drawings, read figured dimensions only.
2. Verify all dimensions, levels and building setbacks on site prior to construction.
3. Read drawings in conjunction with building specification, engineer's details, wind bracing details and council's building & development consent.
4. All works to be in accordance with the Building Code of Australia and all other relevant standard authority codes.

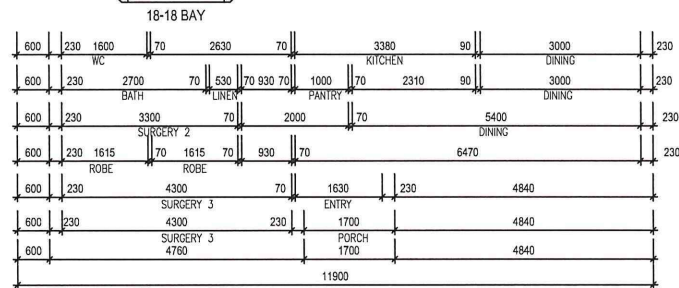
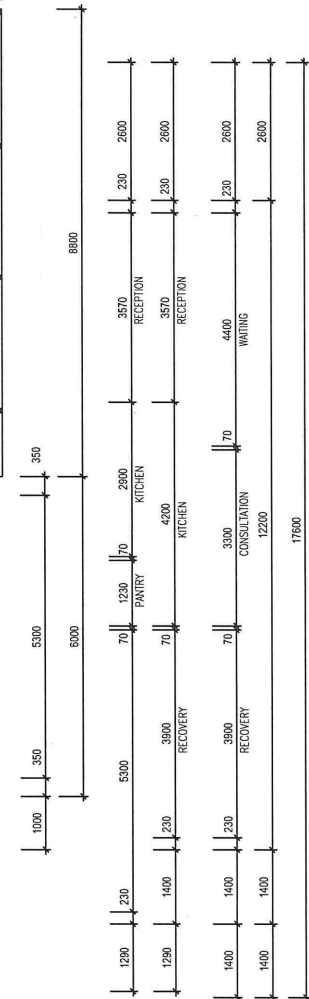
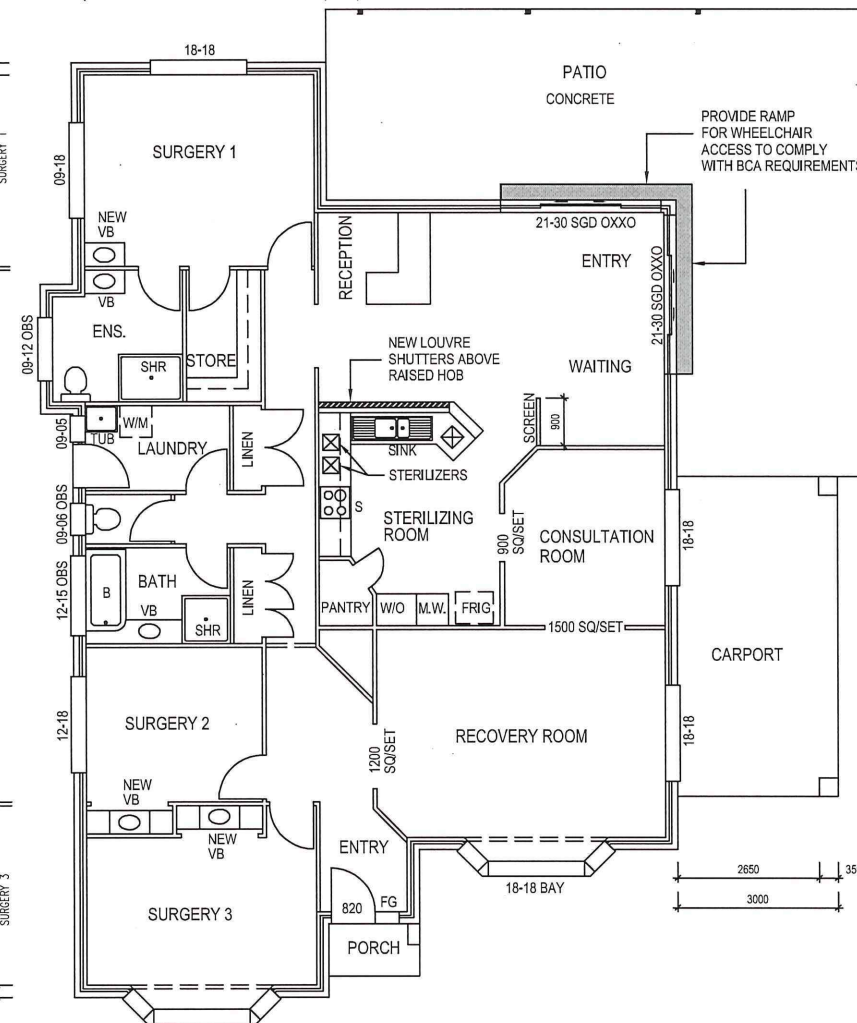
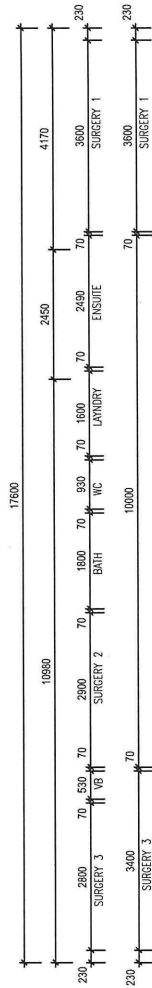
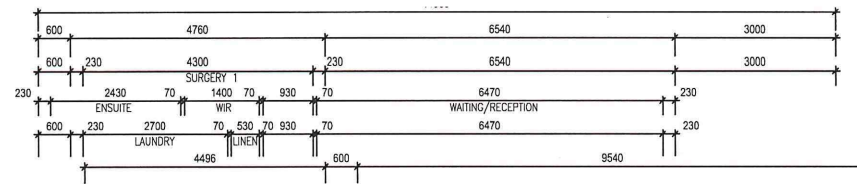
B	DA	27/05/16
A	DA	23/05/16
Rev	Description	Date

Client
 Dhiraj Raniga

Location
 Lot 34
 Bunker Road
 Victoria Point
 Qld

Title
 Proposed
 Site Plan

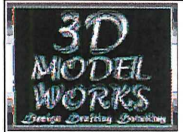
Date 23/05/16	Drawn AS
Scale 1 : 200	Drawing No. G09-16
Sheet No. A02	Issue B



Proposed Ground Floor Plan

1 : 100

4



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Rev	Description	Date
A	DA	23/05/16

Client
 Dhiraj Raniga

Location
 Lot 34
 Bunker Road
 Victoria Point
 Qld

Title
 Proposed
 Ground Floor Plan

Date 23/05/16	Drawn AS
Scale 1 : 100	Drawing No. G09-16
Sheet No. A04	Issue A



11.2.4 LIBRARY STRATEGY 2017-2022

Objective Reference:	A124422 Reports and Attachments (Archives)
Attachment:	<u>Library Strategy 2017-2022</u> <u>Library Policy POL-2876</u>
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	Gary Photinos Group Manager Community and Cultural Services
Report Author:	Kim English Acting Library Services Project Officer

PURPOSE

The purpose of this report is to seek Council's approval of an updated Library Policy (POL-2876) and the adoption of the new Library Strategy 2017 – 2022. The strategy sets the direction for Redland Libraries for the next five years.

BACKGROUND

The existing Library Policy (POL-2876) was approved by Council 17th September 2014 with a review date 30 September 2017. This policy has now been reviewed and an updated version is proposed for adoption. The previous strategic planning document *Redland Shire Library Service: A ten year plan 2007* ended in 2017 and will be superseded with a new strategy which needs to be adopted for the development of library services. A strategic planning document is a requirement of the State Library as part of their funding. Implementation of the previous plan resulted in new services and programs including increased internet access through WIFI, expanded technology programs, development of online collections such as e-books and stronger heritage partnerships and programs.

The new Library Strategy 2017 – 2022 sets direction and establishes priorities for the library service for the next five years. This strategy provides the vision for what Redland Libraries will be like in 2022 and provides direction about how we will achieve that vision.

Redland Libraries deliver lively community spaces that are highly valued by an average 54,350 visitors per month. Library services provides opportunities in the community for engaging in lifelong learning and literacy. Through the development of quality spaces, services and programming, the library engages with the community and stakeholders to promote the strategy's key outcomes of connection, innovation and learning.

This strategy supports the Library Policy POL-2876 and positively contributes to Council's vision, Corporate Plan and strategic priorities.

ISSUES**Library Policy POL-2876 review**

The library policy has been reviewed in accordance with its set review date 30th September 2017. The policy is largely the same but following a review, the library policy has been updated to reflect modern library practice.

The key changes are:

- amendments to the Head of Power to include Legislation and reflect current Corporate Plan and strategic priorities. Statements about Australian Library and Information Association and State Library have been moved to the Policy Statements
- wording changes to focus on learning, connection and innovation and
- updated Policy Statements to reflect latest library practice

Redland Shire Library Service: A ten year plan 2007

The previous Library Policy had a supporting implementation plan, “Redland Shire Library Service: A ten year plan” which is also due for review at this time. The previous plan was structured around six strategic goals to respond to the challenges of the future and provide a highly valued community service. The strategic goals were to:

- encourage reading for pleasure and learning
- strengthen local democracy
- foster a just and inclusive community
- strengthen social connections
- encourage participation in the knowledge economy and
- Improve the range and quality of information resources and tools

The previous plan resulted in new services and programs including increased internet access via WIFI, expanded technology programs, developing online collections such as e-books, stronger heritage partnerships and programs.

The plan for action was structured around the following themes and progress was made across all areas of the plan. Some actions included in the original plan have not been completed, due to shifting priorities within the service. Below is a summary of the progress against the action plan:

- **Facilities:** The plan included an action to explore the feasibility of a branch library or alternative service delivery in southern Redlands. This was not completed, but the option for a service in southern Redlands is still part of Council’s longer term planning as part of social infrastructure planning and is reflected in the new strategy. Victoria Point Library underwent some minor renovations to include a Customer Service Centre to improve access to Council services to that part of our community.
- **Programs:** The library service developed robotics programs which were delivered at all mainland branches. Local history and genealogy services progressed including a successful grant for \$30,000 to complete a World War II biography project about soldiers connected to the Redlands. This project has been developed in partnership with North Stradbroke Island Historical Museum. A range of activities have taken place in parks, shopping centres, childcare centres, schools and other local organisations.
- **Collections and resources** – Libraries have continued to maintain a diverse and high quality physical collection and have adopted new electronic resources.
- **Technology** – Public computers were upgraded at the end of June 2017.
- **Partnerships** – Libraries continued to support a range of community organisations.
- **Staff and Systems** – A workforce plan was developed in 2016/17. Training and development opportunities were provided to staff through Council’s programs and external training. Council supported staff undertaking study towards librarian and library technician qualifications through Education Assistance Program.

The strategic goals and many of the ideas remain relevant and have informed the

development of the new strategy.

The New Library Strategy 2017-2022

The Library Strategy 2017-2022 will supersede the old plan and be used to support the new policy and sets the direction for the next five years.

Increasingly, libraries are seen as important places for community connection. In the same way that public open spaces provide a place to meet, socialise and connect with other parts of the community, libraries can provide a safe and welcoming space for community members.

Innovation is a key part of this strategy, and we aim to encourage individuals, businesses and community organisations to see Redland Libraries as a partner in innovation. We provide spaces, technology, information, support and resources to facilitate the development of new ideas. Libraries have a key role to play in supporting innovative approaches that lead to environmental, social and economic outcomes.

The four strategic goals of the Library Strategy are:

Goal 1 Welcoming destinations and flexible spaces. We will create attractive, welcoming destinations and flexible, multi-use spaces by ensuring that libraries meet the current and future community needs.

Goal 2 Innovative and accessible services. We will adopt a robust approach to business improvement in libraries and increase value to the customer by reviewing and streamlining our internal process. There will also be a significant focus on enhanced access to technology and online services.

Goal 3 Activate and engage through programs and partnerships. Our programs will promote community engagement and partnerships that encourage reading, literacy and increased library usage. This also includes celebrating and increasing community awareness of the Quandamooka culture and supporting Council's priorities.

Goal 4 Skilled and cohesive team. Our library team will be skilled and capable to deliver services and programs. Our positive, value-driven team culture will promote flexible teams with clear accountability and collaboration.

Implementation of strategy

The strategy will be implemented through annual action plans and a review at the end of each financial year to assess progress against the strategy and inform action in the following year. Whilst the majority of the actions will be implemented through existing resources, there are two significant projects which will require investment from Council:

- Replacement mobile library. The current vehicle is within 18 months of end of life and it will be replaced with a smaller vehicle and the service will transition to a pop-up style mobile service. This will require capital funds and an updated business case will be developed for consideration as part of Council's budget setting process.
- Radio Frequency Identification Technology (RFID). RFID uses radio-frequency technology and microchip technology to manage library resources and improve business processes relating to check in and check out of items. In partnership with Information Management Group, detailed analysis of processes will commence in second quarter of 2017/18 in order to assess the best system options for our service. A business case will be developed and officers will explore funding options as part of this process.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Library Act 1988 (Queensland)* states that the local government authority establishes, maintains and conducts a library facility as a function of local government and under the provisions of the *Local Government Act 2009*.

Risk Management

The successful delivery of the Library Strategy 2017 – 2022 and the Library Policy POL-2876 will ensure:

- The delivery of quality library services that meet the community aspirations
- That library services are adequately resources to meet customer demands of the library service

Financial

The implementation of the Library Strategy 2017-2022 primarily be undertaken within existing budgets and staffing. However, there are two significant projects which will require budget allocation. Library Services will develop business cases and will be seeking funding through budget and project management processes for:

1. **Replacement Mobile Library Vehicle.** The current vehicle is within 18 months of end of life and it will be replaced with a smaller vehicle.
2. **Radio Frequency Identification Technology (RFID).** RFID uses radio-frequency technology and microchip technology to manage library resources and improve business processes.

The mobile library vehicle is estimated to cost around \$100,000 and RFID is expected to cost around \$180,000. Detailed estimates are being prepared as part of the business case development and will be submitted for consideration as part of the annual budget setting process. Funding options for these projects are still being explored and will be at least partly funded from existing budget allocations. There is potential to allocate part of our State Library Grant and this will be considered and discussed with State Library as part of the development of the business case for these two important projects.

People

The library services unit will implement this strategy with support from other parts of Council and in partnership with external partners. All team members will participate in the delivery of the Library Strategy. Some additional temporary positions may be created to ensure the successful delivery of significant projects, and this will be managed within Council's budget and project management approval processes.

Environmental

There are no significant environmental impacts resulting from the new strategy.

Social

A strong and vibrant library service supports the community in terms of growth and sustainability. The library service promotes and encourages literacy and lifelong learning by providing a range of formats that meet the needs of all members of the community.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The Library Strategy 2017-2022 and the Library Policy POL-2876 support Council's outcomes:

- delivering a **strong and connected community**
- **Quandamooka Country** with the promotion of cultural awareness programs and displays.
- **Supportive and vibrant economy** by providing access to resources and facilities for economic prosperity.

CONSULTATION

The strategy has been developed in consultation with library staff, industry experts, State Library of Queensland, Council officers, library clients, Councillors and the Executive Leadership Team.

OPTIONS

1. That Council resolves to
 - a) adopt the updated Library Policy-2876
 - b) adopt the Library Strategy 2017 – 2022 and
 - c) note that funding requests may be submitted for consideration as part of the upcoming budget process for 2018/2019
2. That Council requests further information or significant changes to either the strategy or policy and the revised documents be brought back to a General Meeting for consideration at a future General Meeting by the end of 2017.

OFFICER'S RECOMMENDATION

That Council resolves to:

- a) **adopt the updated Library Policy-2876**
- b) **adopt the Library Strategy 2017 – 2022 and**
- c) **note that funding requests may be submitted for consideration as part of the upcoming budget process for 2108/2019**

Redland City Council

Library Services Strategy

2017-2022

DRAFT

A message from Mayor Karen Williams

Our libraries are at the heart of our community; remarkable places where people come to meet, learn, network, be entertained or simply escape into a good book.

They are also among those institutions which have not only adapted to rapid technological and social change but thrived on it.

In an era of easy access to information, e-books, films and news, our libraries continue to provide something the internet cannot – social connection. And as such they have taken on greater significance as hubs where people can learn and connect.

They provide free education and internet access, a place where you can work or learn. They help those new to our city learn literacy and work skills, as well as being comfortable and comforting spaces to simply experience the joy of reading. They are also where we keep our history and can keep up with current affairs. And they are places of wonder and fun for children, engaging them and their parents with a diverse array of programs.

It can be argued that they have indeed become centres for wellbeing, so great is their role in supporting the health of our community. In recognition of this, Redland City Council is plotting the course for our libraries over the next five years. This strategy sets our priorities for the future - essentially, it is our vision for what we want our libraries to be by 2022.

This vision is an exciting one, with plans for modernisation and, above all, building on the excellent customer service that has so endeared our libraries to Redlanders.

I know you will find it an engaging read.

Karen Williams

Mayor, Redland City

Introduction

This document provides direction for Redland Libraries over the next five years. It explains where we will focus our efforts and how we will develop our services. It is not intended to be a comprehensive catalogue of individual services and programs. Rather, it sets the broad direction and establishes priorities for the Redland Libraries team. This strategy provides the vision for what we want our Redland Libraries to be by 2022, and clear direction in how we will achieve that vision.

Background information

- 47,630 active borrowers at 31 July 2017 (who have accessed library services within two years)
- 1,160,990 items borrowed in 2016/17 (financial year)
- 268,384 items owned, including physical and digital (8.46% digital)
- 247,388 books
- 23,496 electronic items
- 54,350 visits (on average) per month using Redland Libraries in 2016/17

Our services

Redland Libraries provides spaces, library collections (print and virtual), and community services and programs.

Spaces

- Three large libraries: Capalaba, Cleveland and Victoria Point
- Mobile Library: eight mainland locations, plus visits to schools, early learning centres and day care centres
- Four smaller island libraries: Dunwich, Point Lookout and Amity Point on North Stradbroke Island and Russell Island
- Macleay Island Library: Council supports a volunteer-staffed community library

Collections for all ages

- Print:
 - fiction, non-fiction, graphic novels and magazines
 - large print items
 - material in languages other than English
- Audio visual:
 - talking books
 - DVDs
 - MP3s
 - specialist collection for visually impaired people
- Digital:
 - e-books
 - e-magazines
 - music
 - graphic novels
- Specialist:
 - local history resources
 - music scores
 - reading development resources

Online access

- Library catalogue available online, providing access to physical, digitised and e-book collections, with personal preferences managed through client accounts.
- Free Internet computers available in each library (except Amity Point Library).
- Free public Wi-Fi available in mainland libraries.

Printing

- Printing, photocopying and scanning facilities available in all libraries (except Amity Point Library).

Programs

- **Storytelling sessions:** fun learning experiences for young children.
- **School holiday program:** free activities for school age children.
- **First 5 Forever:** literacy development for children aged 0-5 years, emphasising the importance of early literacy education for parents and caregivers. Externally funded until December 2018.
- **Local history and heritage programs:** promoting the rich heritage of the Redlands; used by students and researchers, and includes access to professional reference services.
- **Genealogical Society:** operates in Cleveland Library and used by family history researchers; operates as a partnership between Redland Libraries and the Redlands Genealogical Service.
- **Author in Action events and programs:** promoting both local and nationally recognised authors such as Paula Weston, Candice Fox, Tony Park and Judy Nunn. These are well attended and connect readers with writers.
- **Technology Training programs:** includes robot and code clubs as well as individual training (Ask IT).
- **Home delivery service:** delivering books and other materials to house-bound residents and nursing homes.

A day in the life of Redland Libraries

- 2.00am** Rey, a night shift worker downloads an e-book to his mobile device to read during his meal break.
- 6.00am** Annika, a school student searches the library catalogue to put some books on request to collect later that day for a school assignment.
- 7.00am** Nigel downloads some music to his phone to listen to on the train while he travels to his job in the city.
- 8.00am** Sarah returns her library books to Capalaba Library afterhours chute on her way to dropping the kids off to school.
- 9.00am** Customers gather outside Cleveland Library waiting for the doors to open. They come to read the newspapers and to their favourite staff member.
- 9.30am** Isaiah meets a friend at Victoria Point Library for a coffee and to return some books before they head to the cinema next door to see a movie.
- 10.00am** Carmel, who always uses the Mobile library at Wellington Point, returns borrowed DVDs. She received a SMS the day before to say that a book she is excited to read will also be waiting for her.
- 10.30am** Staff at Capalaba Library announce the start of a weekly story time activity.
- 11.00am** Anu attends a one-on-one session with staff at Cleveland Library. He is learning to use Facebook to connect with his children who live overseas.
- 12.00pm** Eden, who lives on Russell Island, drops in to the island library to check if a book she placed on request has arrived from Capalaba Library.
- 1.00pm** Students from Victoria Point State School, who have walked down to the library at Victoria Point, take a tour of the library with staff.
- 2.00pm** Margaret from Coochiemudlo Island starts a computer session at Victoria Point Library. She is learning how to use the internet for job searching and updating her resume.
- 3.30pm** Students from Cleveland High School come to Cleveland Library to use the free Wi-Fi to do their homework and hang out with friends.
- 4.00pm** Capalaba Library staff prepare for Code Club, where young people aged 12-16 come along and learn to code and play with robotics.
- 5.00pm** Cleveland Library staff set up for an evening book club.
- 6.00pm** Savean and her husband Lucas bring in their first tablet to Victoria Point Library and staff spend 30 minutes teaching them how to use the features, as they do each week.
- 7.00pm** The book club at Cleveland Library finishes up for the night. Book club members use the library to meet, as well borrow books either in print or ebook. They consult with the library staff each year on book recommendations.
- 7.30am** The mainland libraries close – although the virtual library remains open 24/7.

Library trends

When considering our future plan, we need to take account of what is happening across other public library services and identify key issues and challenges for the future.

Redefining library spaces: Libraries and the communities they serve are always evolving and changing. Population growth and new technologies place demands on library services and influence facility design and maintenance. The way people use libraries is changing, so the design and function of libraries must evolve to meet these emerging challenges. Public libraries have embraced their role in strengthening communities and bringing people together from diverse backgrounds through a shared interest in library programs. Library spaces are being increasingly occupied by informal social activities as well as providing venues for structured group activities. Wi-Fi and e-resources are enabling library spaces to become multifunctional. Once, shelves governed floor space, but there is now a new level of flexibility. The demand is for more interactive environments and our customers now need innovative library configuration. Library automation is impacting on design and layout, as online services enable people to access collections and resources at home. With the financial constraints placed on councils to maintain public buildings such as community halls, there is a growing emphasis on engaging with communities in new ways. Libraries, through their close connection to their communities, are well placed to play an important role in developing a new model for community spaces.

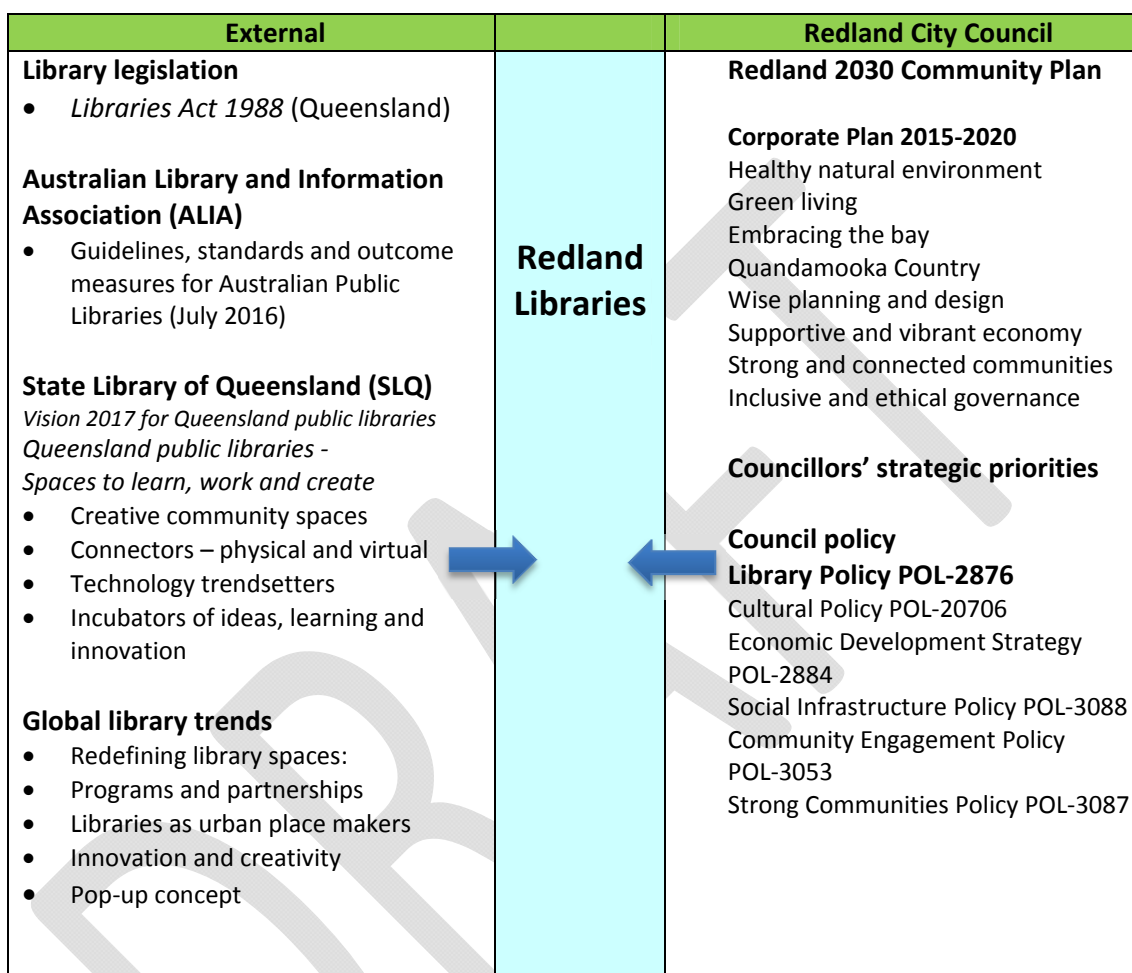
Programs and partnerships: Public libraries are focused on programs and partnerships, as well as maintaining their more traditional role. The physical implications of these programs and partnerships include an emphasis on flexible spaces that can be accessed out of hours, such as meeting rooms, training rooms and multi-purpose spaces. The rising popularity in programs and partnerships is an indication that, despite the growth of digital and online resources, the physical library is very relevant and in demand as a social space. Libraries today continue to provide what we might call 'traditional' services. However, it is clear that our local communities expect public libraries to also provide services that reflect the role of the modern public library as a community facility where people can socialise and experience lifelong learning outside schools and tertiary institutions. The demand for resources and services to support lifelong learning activities is expected to increase.

Libraries as urban placemakers: Libraries draw a significant level of visitors who, by simply going to the library, activate surrounding spaces, which in turn provides economic benefit to nearby shops and businesses. As a result, libraries are seen as key anchors or placemakers in urban planning or regeneration. New public libraries are being built using inspirational design and architecture with the view of placing an urban centre on the map, and, when co-located with other venues, a valuable community hub is created. Libraries can be seen as economic growth engines in the community, with increasing opportunities to become 'urban placemakers'.

Innovation and creativity: There is considerable interest and pressure for public libraries to take a lead in experiential learning spaces, now popularly known as Makerspaces. Fostering a culture of innovation and creativity is critical to our strategy for relevance. While libraries have traditionally played a role in knowledge creation, these spaces provide facilities for users to become the creators themselves. They can provide interactive digital learning environments and technologies for content creation such as filmmaking, music (recording studios), programming/coding and innovative activities around 3D printing. Because of their public accessibility, libraries as creative spaces enable users to share their knowledge while creating and learning simultaneously. In intentionally exploring how to best use library resources to create these spaces, our library service has the opportunity to further fulfill its role in the community as a social space: a place that fosters creativity and innovation and a centre of information sharing and knowledge creation.

Setting our direction

The future direction for Redland Libraries is influenced by external factors, as well as through our contribution to Council's strategic direction, as outlined in the Corporate Plan 2015-2020. Redland Libraries contributes to all eight outcomes within the Corporate Plan and has a key role in supporting delivery of Redland City Councillors' strategic priorities.



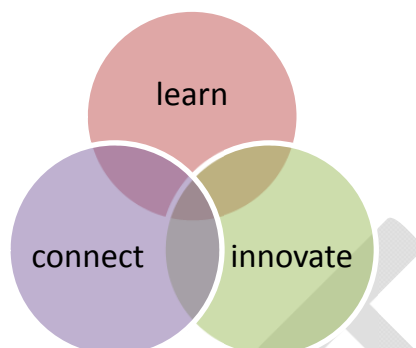
Redland Libraries provide busy and lively community spaces that are highly valued by the visitors who walk through the doors each year. The Library aspires to be a place in the community for engaging in lifelong learning and literacy. Through the development of quality spaces, services and programming, the library seeks to engage with the community and stakeholders to promote the key outcomes of connection, innovation and learning.

The Redland City Council Library Services Strategy 2017-2022 is a framework for achieving our purpose of delivering quality library services and programs that meet the shifting needs of the community. To develop this strategy, we have conducted a review of the previous plan – Redland Shire Library Service: a ten year plan 2007 – considered global trends, national and state frameworks and local priorities. Consultation with staff, stakeholders and clients has informed this new strategic direction. This strategy will enable us to meet changes in libraries and local government.

It also supports Council's Library Policy POL-2876 and will positively contribute to Council's vision, Corporate Plan and strategic priorities.

Our purpose: learn connect innovate

Redland Libraries will continue to provide a range of facilities, services and programs over the next five years in order to enable our clients to **learn, connect and innovate**.



The purpose of the library service is to provide opportunities for people to access information and resources that enable them to gain knowledge and learn. This learning may be through reading, research, or programmed activities that focus on skill development, or by accessing online material. Our particular focus is literacy, in all forms and for all ages: from very young children learning through storytelling and singing, to adults gaining technological, reading, writing and creative skills.

Increasingly, libraries are seen as important places for community connection. In the same way that public open spaces provide a place to meet, socialise and connect with other parts of the community, libraries can provide a safe and welcoming space for community members. Libraries can play a role in connecting individuals to each other, connecting them to relevant services, and connecting them outside the physical spaces, through online services.

Innovation is a key part of this strategy, and we aim to encourage individuals, businesses and community organisations to see Redland Libraries as a partner in innovation. We provide spaces, technology, information, support and resources to facilitate the development of new ideas. Libraries have a key role to play in supporting innovative approaches that lead to environmental, social and economic outcomes.

We will achieve this through a program of change structured around four goals:



Goal 1 – Welcoming destinations and flexible spaces

By 2022:

- Our libraries are open, flexible, multi-use venues that attract people across our community of all ages and from all walks of life.
- In keeping with national and global trends, our libraries are welcoming, engaging all sections of the community by providing a range of quality events, activities and services.
- Our libraries are highly visible with strong street appeal and are seen as a destination in their own right.
- An innovative and balanced program of events and activities across all branches encourages people to spend more time in our libraries.
- Our libraries provide a range of flexible spaces where people can connect and engage with each other and with other services.
- Our libraries are recognised as a key supporter of our local business community, providing new services to support small business and entrepreneurs.

Actions:

1.1 Develop all our libraries as attractive, welcoming destinations and flexible, multi-use spaces.

- 1.1.1 Collaborate with stakeholders to develop Capalaba Place as a thriving, creative, community hub.
- 1.1.2 Develop Cleveland Library as a high profile destination within the urban centre, driving economic and social benefits through increased activation in and around the library and business partnerships.
- 1.1.3 Develop Victoria Point Library as a key service and community hub, delivering convenient access to service and engaging community program.
- 1.1.4 Develop services on North Stradbroke Island to highlight Quandamooka Country and support the North Stradbroke Island Economic Transition Strategy.
- 1.1.5 Service delivery to Southern Moreton Bay Islands is enhanced in consultation with community and in partnership with key stakeholders.

1.2 Ensure Redland Libraries can meet future social infrastructure needs through long term planning.

- 1.2.1 Ensure future plans for library services are considered in long term social infrastructure planning.

Goal 2 – Innovative and accessible services

By 2022:

- Our systems and business processes enable effective management of our collections, which are easily accessible to our customers.
- Our libraries provide reliable, high quality and secure systems that allow customers to learn, connect and innovate, both within library buildings and via online services.
- Our services are supported by technology, equipment and vehicles that enable delivery of an innovative program of activities and events.

Actions:

2.1 Develop a robust approach to business improvement driven by increasing value to the customer.

2.1.1 Review collection management processes including technological enablements (eg Radio Frequency Identification Technology) or.

2.1.2 Streamline processes to improve customer experience.

2.2 Enhance access to technology and online services.

2.2.1 Improve free public access to technology in libraries.

3.1.1 Develop and improve online services.

3.1.2 Provide services and programs to develop digital literacy skills.

Goal 3 – Activate and engage through programs and partnerships

By 2022:

- Our team is active within the local community, engaging through programs, services and activities outside branches and attracting new people into libraries.
- Our team has formed strong partnerships with local organisations to contribute to Council's corporate outcomes, in particular Quandamooka Country, strong and connected communities and supportive vibrant economy.
- Public places and spaces are activated through an innovative program of events, activities, storytelling, pop-up libraries and mobile services.
- Libraries are at the forefront of innovation and support the business community through a range of services and programs.

Actions:

3.1 Develop programs to encourage reading and all forms of literacy:

- 3.1.1 Deliver adult literacy programs
- 3.1.2 Deliver the First 5 Forever program to support early literacy
- 3.1.3 Deliver Author in Action program.

3.2 In partnership with community and stakeholders, facilitate access to programs and services that meet evolving community needs.

- 3.2.1 Explore new ways for libraries to facilitate networking and support local business and community sector.

3.3 Activate libraries and other community spaces.

- 3.3.1 Collaborate with partners to deliver events, activities and services outside library buildings.
- 3.3.2 Develop an enhanced mobile library program to activate places and engage clients.

3.4 Explore ways to celebrate and increase community awareness of Quandamooka culture:

- 3.4.1 Promote the use of the welcoming space and Elders Room within Cleveland library for cultural activities
- 3.4.2 Promote visual recognition of Quandamooka culture through art and collection
- 3.4.3 Participate in NAIDOC and Reconciliation events and activities.

Goal 4: Skilled and cohesive team

By 2022:

- Our team is recognised as passionate, resilient and flexible , offering varied career opportunities.
- Our team structure drives successful delivery of outcomes and creates a culture of excellence and improvement.
- Strong leadership capability throughout the service supports development of team members, and emerging leaders are supported with development opportunities, feedback and challenging projects.
- Our team offers a positive workplace culture, with particular focus on teamwork, accountability and recognition.
- All team members have increased skills in teamwork and collaboration, leading to strong networks and delivery of effective outcomes.

Actions:

4.1 Develop a positive, values-driven, team culture.

4.1.1 Develop and deliver programs which support corporate values and culture.

4.2 Agile and flexible team that enables accountability and collaboration.

4.2.1 Build the library leadership team and develop a leadership program for current and emerging leaders within the library service.

4.2.2 Ensure all library staff are skilled and enabled to develop new skills to deliver programs and services and support career pathways of non-qualified staff within Council.

4.2.3 Use workforce planning to ensure Library Services can meet current and future community needs.

Implementation

We will develop annual action plans, outlining the key programs, projects and tasks to be undertaken to achieve the goals outlined in this five-year strategy. Where additional resources are required, these will be sought through external funding opportunities, partnerships and Council's budget processes.

Projects will be managed effectively and benefits tracked as part of each project. The delivery of this strategy is dependent on the commitment of our Library Services team, and also on support from other parts of Council and our external partners.

Measuring success

To measure the success of this strategy, we will monitor a range of different indicators, both quantitative and qualitative. Customer feedback, visitation, membership and borrowing will all provide an indication of success. We are required to submit annual returns to the State Library of Queensland and also report monthly on key performance indicators.

Key performance indicators	2016/17
Number of active library members (active members are those who have accessed library services within two years)	49,196
Library membership as a % of population	67.37.82% (Queensland average is 47%)
Number of visits to libraries	639,514
Number of items borrowed	1,213,217 by July 2017
Attendance at programs	27,127
Number of items available electronically	24,510
Number of items borrowed from electronic collection	11,604 a month
Number of branches offering Wi-Fi	3 (mainland only) 1 island library (Russell Island)
Customer feedback	Qualitative feedback and survey data to be monitored throughout plan
Staff feedback	Qualitative feedback and survey data to be monitored throughout plan

Library Policy

[Version Information](#)

Head of Power

This policy supports:

- a. Local Government Act 2009
- b. Corporate Plan 2015-2020 in particular, Outcome 4: Quandamooka Country, Outcome 6: Supportive and Vibrant Economy and Outcome 7: Strong and Connected Communities and.
- c. Council's strategic priorities

Policy Objective

To establish Council's commitment to providing quality public library services and to acknowledge the following as core functions:

- Provide access to information and resources that enable learning
- Provide places for community connection in a safe and welcoming space
- Supporting innovation with spaces, resources, technology and information.

Policy Statement

Council is committed to:

1. Providing free access to core public library services to the whole community that keep pace with professional and technological developments.
2. Using the State Library of Queensland, Queensland Public Libraries Association and Australian Library and Information Association (ALIA) standards and guidelines in the planning, developing and improving performance of our library service.
3. Providing physical and electronic library collections that ensure access to resources that meet the educational, information, recreational and cultural needs of the Redland City community.
4. Deliver community programs that are relevant to, and anticipate, diverse community needs to enable life-long learning, community engagement, recreational and cultural opportunities.
5. Developing a skilled and cohesive team who are appropriately qualified and trained to maintain a quality service.
6. Providing facilities that are available to the community without favour or bias and which are open to the public during hours that are responsive to community needs.

CMR Team Use Only

Department: Community & Customer Services
Group: Community & Cultural Services
Approved by: General Manager Community & Customer Services
Approval Date: 17 September 2014

Effective Date: 17 September 2014
Version: 4
Review Date: 30 September 2017
Page: 1 of 2

7. Ensuring that library collections are not subject to censorship except that which is mandated by state and federal government censorship bodies.
8. Providing information technology systems and services to ensure efficient management of public resources and an effective transition to the requirements of the digital age.
9. Providing and developing:
 - Local History Collection and information service
 - Services and programs that cater for the learning needs of the community
 - Outreach services to disabled, elderly, disadvantaged and remote locations
 - Languages other than English (LOTE) Collections
 - Public Internet Access
 - Reference and information services staffed by suitably qualified and trained staff.
 - Access to online learning and reading resources.
10. Maximising the potential of library assets (facilities, services and staff) by developing innovative approaches ensuing maximum community benefit from investment in library facilities and services.

Version Information

Version number	Date	Key Changes
5	September 2017	<ol style="list-style-type: none">a. Amended Head of Power to include Legislation and reflect current Corporate Plan and strategic priorities. Statements about ALIA and State Library moved to Policy Statementsb. Wording changes to align with new direction articulated in strategy. Focus on learning, connection and innovation.c. Update Policy Statements to reflect latest library practice and align with new strategy

[Back to Top](#)

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Page: 2 of 2

11.2.5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

Objective Reference:	A2587098 Reports and Attachments (Archives)
Attachments:	<u>1 – Amended Part 4 Local Government Infrastructure Plan</u> <u>2 – Schedule 2 Definitions</u> <u>3 – Amended Schedule 3 Supporting Material</u> <u>4 – LGIP Submission Review Report</u> <u>5 – Second Compliance Checklist</u> <u>6 – Second Compliance Reviewer’s Statement</u> <u>7 – Amended Netserv Plan Part A</u>
Authorising Officer:	Louise Rusan General Manager Community & Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning & Assessment
Report Author:	Giles Tyler Principal Advisor Infrastructure Planning and Charging

PURPOSE

The purpose of this report is to seek Council’s endorsement of the post-consultation draft Local Government Infrastructure Plan (LGIP) amendment to the new City Plan and the Netserv Plan Part A major amendment and write to the Minister seeking approval to adopt the draft LGIP.

In so doing, this report:

- outlines the public consultation and submission review processes undertaken
- provides details of the properly made submissions received by Council, including the issues raised and how they have been assessed
- provides recommendations and proposed changes in response to the submissions that are not considered to result in the proposed LGIP being significantly different to the version released for public consultation and
- provides the second Statutory Compliance Check from the Appointed Reviewer of the LGIP

BACKGROUND

The LGIP was drafted in response to legislative reforms of 4 July 2014 that introduced amendments to the *Sustainable Planning Act 2009 (SPA)* which converted existing Priority Infrastructure Plans (PIP) into Transitional Local Government Infrastructure Plans. SPA changes also required that a new LGIP be prepared to comply with a new *Statutory Guideline 03/14 Local Government Infrastructure Plans* by a cut-off date of 1 July 2016. Redland City and most other councils subsequently sought a Ministerial extension to meet that timeframe. A general extension was given to 1 July 2018.

The *South East Queensland Water (Distribution and Retail) Act 2009* requires SEQ water service providers to have a Water Netserv Plan. These plans comprise two separate parts - Part A and Part B. Part A contains public information about Redland Water's water and wastewater services, while Part B is an internal planning document that informs the overall strategic direction of the provider. Part A planning assumptions are required to align with those supporting the LGIP, triggering a review and update of the Water Netserv Plan.

ISSUES

Local Government Infrastructure Plan (LGIP)

The draft LGIP has seen a significant review of the infrastructure planning identified in the current Transitional LGIP (formerly PIP). Infrastructure networks have been remodelled on an updated set of demographic assumptions (including land use yields identified in the draft City Plan), demand assumptions, trunk infrastructure inclusions/exclusions, costing and applied levels of service. This has resulted in a modified schedule of works that is more financially sustainable than the program in the current Transitional LGIP over the long term. It retains service levels that are compatible with the reasonable expectation of the Redlands community and whole of life cost of those future assets, particularly in relation to Council's ongoing maintenance requirements.

The draft LGIP has a 10 year planning horizon, rather than the 15 years shown in the current Transitional LGIP, to ensure a closer alignment with Council's Long Term Asset Management Plan and Long Term Financial Forecast as supported by the 10 year Capital Program. LGIPs are now required to demonstrate financial sustainability through the integration of these instruments and capability to demonstrate that any gap in funding between expenditure and infrastructure charges receipts can be funded from other Council revenue sources.

LGIP Review, Public Consultation and Approval Stages

In 2013 Council resolved to prepare a new planning scheme and LGIP. The development of the draft LGIP has since included the following regulated steps:

- preparation of planning assumptions, demand projections, servicing areas, levels of service, schedules of works, existing and future asset establishment costs, financial sustainability analysis and background studies and reports that informed the draft LGIP
- consultation with the Department of Transport and Main Roads about transport matters in the draft LGIP
- 3rd Party Reviewer (DILGP panel provider) first compliance check of the draft LGIP and
- Council was granted approval to publicly consult the draft LGIP following the Ministers first review, subject to a single condition relating to an administrative matter

The process for amending the draft City Plan to include the LGIP from this point is identified in section 2.4B of *Statutory Guideline 01/16 Making and amending local planning instruments*, which includes:

- Council considers every properly made submission and decides if any changes it intends making would result in the proposed LGIP being significantly different to the version released for public consultation
- Council updates the compliance checklist in accordance with any changes
- 3rd Party Reviewer undertakes a second compliance check including consideration of the Minister's earlier condition/s and significance of any proposed changes

- Council seeks Minister's approval to adopt following the Minister's second review for compliance with the statutory guideline and Standard Planning Scheme Provisions (SPSP) and
- Council advises all submitters about how their submission has been dealt with

Netserv Plan

The preparation of the draft LGIP has triggered a review and changes to Part A of the Redland Water Netserv Plan to ensure alignment of planning assumptions (and subsequent schedules of work) between the two plans. The amendment of the Netserv Plan has followed a parallel consultation process and Council's approval is now sought to give it effect concurrently with the draft LGIP.

Submissions

The draft LGIP received a total of five submissions predominately from local developer and industry groups.

The key issues raised in the submissions related to:

- the planning horizon of the draft LGIP;
- the integrity of the population and employment projections that formed the basis of the planning assumptions of the draft LGIP;
- exclusions of the Double Jump Road Local Development Area and Shoreline expansion area from the Priority Infrastructure Area (PIA);
- omission of trunk infrastructure from the draft LGIP Schedule of Works (SOW) that was previously included in PIP; and
- minor administrative errors/anomalies

As required under *Statutory Guideline 01/16 Making and amending local planning instruments* every properly made submission has been considered in the attached Submission Review Report, noting that no significant changes are proposed to the draft LGIP that would warrant its re-notification.

The revised Netserv Plan Part A received a total of three submissions from internal stakeholders.

The key issues raised in the submissions related to:

- explanation of the inclusions in demand calculations
- inclusion of omitted trunk infrastructure in Plans for Trunk Infrastructure (PFTI) and
- clarity around provisions of easements in the Connections Policy

Each of the submissions resulted in minor changes being proposed to the Netserv Plan Part A major amendment.

Prior to the public consultation, the Netserv Plan Part A was also sent to the State Minister for Infrastructure and Planning for review and endorsement in accordance with section 99BK of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. On 16 June 2017 a letter from the Minister was received advising of endorsement of the Netserv Plan Part A against the *SEQ Regional Plan 2009-2031*. The letter also encouraged Council to amend the Netserv Plan to ensure that it is consistent with the new *SEQ Regional Plan 2017 (Shaping SEQ)*. Given the *SEQ Regional Plan 2017* was released after the public notification

of both the draft LGIP and Netserv Plan Part A, it is proposed to make any necessary changes as part of a future revision of the LGIP and its planning assumptions.

The Netserv Plan connection area mapping is required to be reviewed annually. To make this an efficient process it is proposed to provide these maps along with the trunk infrastructure maps available on Council's external mapping service. Once on the external mapping service, the existing connection area maps will simply be updated when new cadastre and their associated water connections are created through the Property and Rating system.

STRATEGIC IMPLICATIONS

Legislative Requirements

SPA section 628A requires a local government's planning scheme to include a complying LGIP by 1 July 2018 or forfeit the power to levy infrastructure charges and impose conditions about trunk infrastructure.

The LGIP is required to be reviewed every 5 years and was first introduced as Part 10 (the PIP) of the current Redland Planning Scheme 2006 in 2012.

The Under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, Redland Water is required to have a Water Netserv Plan (a plan about its water and wastewater networks and providing its water service and wastewater service). Within each 5 year period from 1 October 2014, the Netserv Plan is be reviewed to ensure that it is consistent with the SEQ Regional Plan and the relevant (Redland City Council) planning assumptions. The draft LGIP includes updated planning assumptions which required the Netserv Plan to be amended to reflect those changes.

Risk Management

There are no risks associated with the proposed recommendation.

Financial

The LGIP approval process establishes the need for local governments to align their infrastructure plan with individual Asset Management Plans and Long Term Financial Forecast in order to demonstrate that they can fund the trunk infrastructure shown in their LGIP.

People

It is not anticipated that there will be significant impact on staff resources.

Environmental

There are no known environmental implications.

Social

There are no social implications.

Alignment with Council's Policy and Plans

Finalising the draft LGIP for the second State review and Minister's approval to adopt is identified under Strategic Outcomes of Council's Operation Plan 2016-17, as is the Netserv Plan:

5.1.1 Finalise the Local Government Infrastructure Plan.

(a) Finalise the plan and seek Council and Ministerial approval to adopt.

5.1.2 Service development demands.

(a) Complete Netserv planning/community consultation period to define service areas.

The current Transitional LGIP doesn't reflect current planning assumptions and infrastructure demands as shown in Council's latest demographics and type, scale and location of development identified through the draft City Plan land uses and controls. The LGIP amendment to the new City Plan would resolve this situation and provide for contemporary integrated infrastructure and land use planning instruments. The Netserv Plan needs to align with the LGIP.

CONSULTATION

All relevant infrastructure network planners, Economic Sustainability & Major Projects Group, Corporate Finance Unit (Capital and Asset Accounting), Financial Planning Unit, and Strategic Planning Unit.

OPTONS

Council's options are to:

1. Proceed with the LGIP amendment and adopt the Netserv Plan Part A major amendment in accordance with the officer's recommendation.
2. Proceed with the LGIP amendment and/or Netserv Plan part A major amendment with further changes determined by Council.
3. Not proceed with the LGIP and/or Netserv Plan Part A amendments.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Adopt the Netserv Plan Part A major amendment as revised, to be given effect when the LGIP amendment is made to the new City Plan;**
- 2. Endorse the recommendations of the Submission Review Report for the draft LGIP amendment;**
- 3. Proceed with the revised draft LGIP amendment by seeking the Minister's approval to adopt;**
- 4. Delegate to the Chief Executive Officer the powers to give effect to the draft LGIP amendment following the Minister's approval to adopt, including any conditions imposed by the Minister where these are not deemed significant;and**
- 5. Undertake all necessary public notification of adoption of the LGIP amendment and Netserv Plan Part A major amendment as prescribed.**

Amendment 0.4 Local Government Infrastructure Plan

Introduction:

This amendment is for the implementation of the Local Government Infrastructure Plan into Part 4 of the Redland City Plan.

Delete –

~~Editor's note The Local Government Infrastructure Plan (LGIP) will form part of the Redland planning scheme on commencement~~

Insert -

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
 - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2027;
 - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) sewerage;
 - (iii) stormwater;
 - (iv) transport;
 - (v) parks and land for community facilities.
- (4) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Part 4.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth;
 - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

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- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
- (a) the base date (2016), ultimate development and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2021;
 - (ii) mid 2026;
 - (iii) mid 2031;
 - (b) the LGIP development types in column 2 that include the uses in column 3 of [Table 4.2.2—Population and employment assumptions summary](#);
 - (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-01 in Schedule 3—Local government infrastructure plan mapping and tables.

Deleted: Table 4.2.2—Population and employment assumptions summary

Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Attached dwelling	Community residence Dual occupancy Dwelling unit Multiple dwelling Nature-based tourism Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Short-term accommodation Tourist park
	Detached dwelling	Caretaker's accommodation Dwelling house Home based business Rural workers' accommodation
Non-residential development	Commercial	Office
	Community purpose	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Emergency services

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Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Educational establishment Funeral parlour Health care services Hospital Park Place of worship
	Industry	High impact industry Low impact industry Marine industry Medium impact industry Port services Research and technology industry Rural industry Special industry Transport depot Warehouse
	Other	Air services Animal husbandry Animal keeping Aquaculture Cropping Environment facility Extractive industry Indoor sport and recreation Intensive animal husbandry Intensive horticulture Landing Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Permanent plantation Roadside stall Substation Telecommunications facility Utility installation Wholesale nursery Winery
	Retail	Adult store Agricultural supplies store

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Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Bar Brothel Car wash Club Bulk landscape supplies Food and drink outlet Function facility Garden centre Hardware and trade supplies Hotel Nightclub entertainment facility Market Outdoor sales Parking station Sales office Service industry Service station Shop Shopping centre Showroom Theatre Tourist attraction Veterinary services

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in [Table 4.2.2](#) [Table 4.2.2—Population and employment assumptions summary](#).

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Deleted: Table 4.2.2—Population and employment assumptions summary

Table 4.2.2—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				Ultimate development
	Base date (2016)	2021	2026	2031	
Population	153,666	163,418	174,346	180,923	188,413
Employment	37,554	39,909	42,654	45,294	50,599

(2) Detailed assumptions about growth for each projection area and LGIP development type

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category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

- (a) for population, Table SC3.1.1—Existing and projected population;
- (b) for employment, Table SC3.1.2—Existing and projected employees.

4.2.2 Development

- (1) The developable area is land zoned for urban purposes not affected by the development constraints stated in [Table 4.2.3—Development constraints](#).

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Table 4.2.3—Development constraints

Column 1 Development constraint	Column 2 Applicable components
Coastal protection (erosion prone areas) overlay	Erosion prone areas
Environmental significance overlay	Matter of state environmental significance areas Matter of local environmental significance areas
Flood and storm tide hazard overlay	Drainage constrained land* Defined storm tide event* Defined flood event* Note—* except where the land is zoned for residential, commercial or industrial purposes.
Landslide hazard overlay	Very high hazard High hazard
Regional infrastructure corridors and substations overlay	Water supply pipeline buffer Water quality facility buffer
Waterway corridors and wetlands overlay	Waterway corridors and wetlands

- (2) The planned density for future development is stated in Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in [Table 4.2.4—Residential dwellings and non-residential floor space assumptions summary](#).

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Table 4.2.4—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date (2016)	2021	2026	2031	Ultimate development
Residential dwellings	53,838	58,192	63,272	71,879	76,883
Non-residential floor space (m2 GFA)	2,827,943	2,977,978	3,159,356	3,340,403	3,692,591

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for residential development, Table SC 3.1.4—Existing and projected residential dwellings;
 - (b) for non-residential development, Table SC 3.1.5—Existing and projected non-residential floor space.

4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC 3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
- (a) for the water supply network, Table SC 3.1.6—Existing and projected demand for the water supply network;
 - (b) for the sewerage network, Table SC 3.1.7—Existing and projected demand for the sewerage network;
 - (c) for the stormwater network, Table SC 3.1.8—Existing and projected demand for the stormwater network;
 - (d) for the transport network, Table SC 3.1.9—Existing and projected demand for the transport network;
 - (e) for the parks and land for community facilities network, Table SC 3.1.10—Existing and projected demand for the parks and land for community facilities network.

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2027.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-01—Priority infrastructure area and projection areas map.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure network are identified in the extrinsic material.

4.4.1 Water supply network

- (1) The desired standard of service for the water supply network is to:
 - (a) ensure drinking water complies with the National Health and Medical Research Council Australian Drinking Water Guidelines 2004 drinking water guidelines for colour, turbidity and microbiology;
 - (b) convey potable water from the South East Queensland Water Grid supply points to premises in accordance with the Water Act 2000 and Water Supply (Safety and Reliability) Act 2008;
 - (c) minimise non-revenue water loss;
 - (d) design the water supply network in accordance with:
 - (i) the South East Queensland Water Supply and Sewerage Design and Construction Code 2013;
 - (ii) the key standards stated in [Table 4.4.1—Key standards for the water supply network](#).

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Table 4.4.1—Key standards for the water supply network

Column 1 Description of standard	Column 2 Standard
Average day demand	215 L/EP/day plus 15L/EP/day non-revenue water
Minimum service pressure – Operating conditions (PH)	22m at the property boundary
Maximum service pressure	55m at the property boundary
Fire flow (Urban)	Detached Res (<= 3 stories): 15L/s for 2hrs w background demand Multi storey Res (=> 4 levels): 30L/s for 4 hours w background demand Commercial/Industrial buildings: 30L/s for 4 hours w background demand Risk Hazard Buildings – assessed on needs basis
Fire flow (Rural and Small Communities)	Rural Residential only: 7.5L/s for 2 hours Rural Commercial: 15L/s for 2 hours

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4.4.2 Sewerage network

- (1) The desired standard of service for the sewerage network is to:
- (a) provide a reliable network that collects, stores, treats and releases sewage from premises;
 - (b) design the sewerage network in accordance with:
 - (i) the South East Queensland Water Supply and Sewerage Design and Construction Code 2013;
 - (ii) the key standards stated in [Table 4.4.2—Key standards for the sewerage network](#).

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Table 4.4.2—Key standards for the sewerage network

Column 1 Description of Standard	Column 2 Standard
Average dry weather flow (ADWF)	210L/EP/day
Peak dry weather flow (PDWF)	$C2 \times \text{ADWF}$ where $C2 = 4.7 \times (\text{EP})^{-0.105}$
Peak wet weather flow (PWWF) for RIGS	5 x ADWF
Minimum velocity	0.75m/s
Maximum velocity	3m/s
Preferred velocity	1.0-1.5m/s

4.4.3 Stormwater network

- (1) The desired standard of service for the stormwater network is to:
- (a) collect and convey stormwater flows for both major flood events (100yr ARI) and minor flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms;
 - (b) design the stormwater network to comply with Planning Scheme Policy 2 – Infrastructure Works;
 - (c) design stormwater quality treatment devices to comply with Planning Scheme Policy 2 – Infrastructure Works;
 - (d) design road crossing structures to provide an appropriate level of flood immunity in accordance with Planning Scheme Policy 2 – Infrastructure Works and any other applicable codes or standards in a local planning instrument;
 - (e) meet the water quality objectives for receiving waters at all times;
 - (f) maintain environmental flows post development.

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4.4.4 Transport network

4.4.4.1 Roads

- (1) The desired standard of service for the trunk road network is to:
 - (a) provide a functional urban and rural hierarchy of roads that supports settlement patterns, commercial and economic activities, and freight movement;
 - (b) plan and design the network to ensure the operation of a trunk road or intersection is no worse than level of service C;
 - (c) design the local road network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
 - (d) design road crossing structures to provide an appropriate level of flood immunity in accordance with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
 - (e) transport corridors are planned to provide for future capacity needs.

Editor's Note— Level of service C has been adopted as the minimum required level of service for major collector and arterial road infrastructure in urban conditions. Level of service C reflects volume to capacity ratio in the range of 0.55 to 0.70. This level of service has been used in the assessment of trunk road network deficiencies and the identification of required network improvements.

4.4.4.2 Cycleways

- (1) The desired standard of service for the cycleway network is to:
 - (a) provide a cycleway and shared path network that is safe, attractive and convenient, which links residential areas to major activity nodes, employment centres and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives;
 - (b) design the cycleway network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
 - (c) ensure a minimum width of:
 - (i) for the Moreton Bay Cycleway, 3 metres;
 - (ii) for on-road trunk cycle lanes, 1.5 metres;
 - (iii) for other trunk cycleways or shared paths, 2.5 metres;
 - (d) provide lighting along paths to meet Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works to ensure visibility, safety and security;
 - (e) design concrete or sealed cycleways or shared paths to provide an appropriate level of flood immunity in accordance with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
 - (f) ensure the grade on shared paths and exclusive cycleways are kept to a minimum but are not less than 0.4%. Grades greater than 8% are undesirable over an extended path length;
 - (g) ensure sealed shoulders intended for bicycle lanes are continuous through intersections.

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4.4.4.3 Public transport (bus stops)

- (1) The desired standard of service for the public transport (bus stops) network is to:
- (a) provide public transport (bus stops) infrastructure to support future mode share in accordance with the Planning Scheme Part 3 Strategic framework – Theme: liveable communities and housing, Part 9 Development codes – Transport, servicing, access and parking code, and Zone codes;
 - (b) provide bus stops including bus stations, bays, shelters, seating and transport information in accordance with the Department of Transport and Main Roads' Public Transport Infrastructure Manual 2016;
 - (c) provide a public transport stop within approximately 400m of each dwelling in an urban area;
 - (d) provide an electrical connection to all new bus stops;
 - (e) gutter mesh is required for all new bus stops;
 - (f) ensure public transport infrastructure complies with the Disability Standards for Accessible Public Transport 2002 (Transport Standards).

4.4.5 Public parks and land for community facilities network

- (1) The desired standard of service for public parks and land for community facilities network is to:
- (a) provide a connected and accessible network of public parks, recreational facilities and community purpose land that meet the needs of residents through the implementation of the Redland Open Space Strategy 2026;
 - (b) design the public parks and land for community facilities network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
 - (c) new public parks will not be acceptable if they:
 - (i) have an overland drainage function;
 - (ii) predominately lie below the defined flood event level;
 - (iii) are wholly below 2.4m AHD;
 - (iv) have road frontage of less than 50% of the perimeter;
 - (v) are contaminated land;
 - (vi) are adjacent or close to noxious or noisy activities;
 - (vii) are less than 100m wide;
 - (viii) have a gradient greater than 20% (recreation parks);
 - (ix) comprise less than 60% flat to gentle slope (sports parks);
 - (x) are the common property common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
 - (xi) are constrained by environmental protection through a planning instrument.

(d) ensure public parks and land for community facilities meet the following standards:

- (i) minimum public park land size and accessibility standards stated in [Table 4.4.3—Minimum public park land size and accessibility standards](#);

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Table 4.4.3—Minimum public park land size and accessibility standards

Column 1 Park type	Column 2 Minimum public park land size (ha)	Column 3 Accessibility standard (km)
Recreation park T1 – Destination	5.0 – 20.0 ha	5.0 – 10.0 km
Recreation park T2 - Community	2.0 – 10.0 ha	2.5 – 5.0 km
Recreation park T3 – Neighbourhood	0.5 – 2.0 ha	0.5 – 0.8 km
Recreation park T4 – Meeting place	Location specific	0.5 km
Recreation park T5 – Civic	Location specific	0.5 km
Sport park	5.0 – 20.0 ha	5.0 – 10.0 km

- (ii) rate of provision for public parks stated in [Table 4.4.4—Rate of provision for public parks](#);

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Table 4.4.4—Rate of provision for public parks

Column 1 Park type	Column 2 Rate of provision (ha per 1,000 persons)
Recreation park T1 – Destination	0.25
Recreation park T2 - Community	1.2
Recreation park T3 – Neighbourhood	1.2
Sport park	1.65

- (iii) land size and rate of provision for land for community facilities stated in [Table 4.4.5—Land size and rate of provision for land for community facilities standards](#);

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Table 4.4.5—Land size and rate of provision for land for community facilities standards

Column 1	Column 2	Column 3 Rate of provision	Column 4

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Hierarchy	Community facility	(facility per persons)	Land size (ha)
Local	Community meeting space	1:10,000	0.3
District	Multi-purpose community centre	1:30,000	1
	Branch library	1:35,000	0.5
	Arts and cultural space	1:50,000	0.5
Regional	Swimming pool	1:80,000	1

- (iv) embellishment standards for public parks and land for community facilities identified in [Table 4.4.6—Embellishment standards for public parks and land for community facilities](#).

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Table 4.4.6—Embellishment standards for public parks and land for community facilities

Column 1 Embellishment type	Column 2 Recreation park					Column 3 Sport park	Column 4 Land for community facilities
	T1	T2	T3	T4	T5		
Barbecues (electric)	✓	✓		✓			
Bicycle racks	✓	✓	✓	✓	✓	✓	
Bins	✓	✓		✓	✓		
Bus parking and turnaround	✓					✓	
Car parking	✓	✓		✓		✓	
Community Garden			✓				
Community sport infrastructure		✓					
Cultural – historic	✓	✓	✓	✓	✓		
Dog off-leash park		One in each catchment	✓				
Fencing or bollards and lock rail	✓	✓	✓	✓	✓	✓	
Festivals and events space	There will be at least one festival and event space in each service catchment				✓		
Fields / Courts						✓	
Fields / Courts lighting						✓	
Footpaths (see also Paths)	✓	✓	✓	✓	✓	✓	
Goal posts / Line marking						✓	
Internal roads	✓					✓	
Irrigation	✓	✓				✓	
Kick-about space	✓	✓	✓				
Landscaping	✓	✓	✓	✓	✓	✓	

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Column 1 Embellishment type	Column 2 Recreation park					Column 3 Sport park	Column 4 Land for community facilities
	T1	T2	T3	T4	T5		
Lighting	✓	✓	If required		✓	✓	
Natural heritage	Across all park types heritage trees or other important natural heritage items (fauna and flora) will be provided						
Paths (see also Footpaths)	✓	✓	✓	✓	✓	✓	
Physical Activity Stations—dynamic or static		✓					
Playspace—primary school level	✓	✓			✓	✓	
Playspace—secondary school level	✓	✓	✓		✓		
Playspace—toddler	✓	✓	✓		✓		
Public toilet	✓	✓			✓	✓	
Ramp park		✓					
Seating and tables	✓	✓	✓	✓	✓		
Shade	✓	✓	✓	✓	✓		
Signage	✓	✓	✓	✓	✓	✓	
Spectator seating						✓	
Storage facilities						✓	
Water connection	✓	✓	✓	✓	✓	✓	✓
Wedding space		A limited number of event spaces will be provided					

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4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2027.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 2—Mapping:
 - (a) Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure;
 - (b) Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure;
 - (c) Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure;
 - (d) Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure;
 - (e) Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure.
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: [<insert link to the website>](#).
- (2) The future trunk infrastructure is identified in the following tables in section SC3.2 Schedules of works in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, Table SC 3.2.1—Water supply network schedule of works;
 - (b) for the sewerage network, Table SC 3.2.2—Sewerage network schedule of works;
 - (c) for the stormwater network, Table SC 3.2.3—Stormwater network schedule of works;
 - (d) for the transport network, Table SC 3.2.4—Transport network schedule of works;
 - (e) for the parks and land for community facilities network, Table SC 3.2.5—Parks and land for community facilities network schedule of works.

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Editor's note – Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Background report on the planning assumptions for the Redland City Council Local Government Infrastructure Plan	March 2017	Redland City Council
Population, Dwelling and Employment Forecasts Redland City Council	May 2016	Urbis
Redland City Land Supply Review	November 2012	Urbis
Redland Water: Water Supply Master Plan 2016	October 2016	Redland Water
Redland Water: Sewer Network Master Plan 2016	August 2016	Redland Water
Redland City Council Road Infrastructure Planning: Traffic Forecasts and Assessments 2014	October 2014	Veitch Lister Consulting
Redlands Transport Plan 2016: Cycling and Pedestrian Strategy Technical Report	May 2004	Redland City Council
Redland Open Space Strategy 2026	December 2012	Redland City Council
Community Facilities Infrastructure Report 2013	September 2013	Redland City Council
Redland Sport Land Demand Study 2016	August 2016	Redland City Council
Extrinsic Material Report: Stormwater Network 2017	February 2017	Redland City Council
Kinross Road Structure Plan: Stormwater Infrastructure Concept Plan	June 2011	ENGEMY Water Management
Lower Tingalpa Creek Stormwater Infrastructure Plan	May 2013	ENGEMY Water Management
Native Dog Creek and Torquay Creek – Southern Redland Bay Catchment (Part 22): Integrated Waterways Planning Report	May 2010	ENGEMY Water Management

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Column 1 Title of document	Column 2 Date	Column 3 Author
SE Thornlands Structure Plan: Stormwater Infrastructure Concept Plan	October 2010	ENGEMY Water Management
Stormwater Infrastructure Plan for Cleveland CBD Catchment	May 2013	ENGEMY Water Management
Stormwater Quality Infrastructure Plan for Upper Eprapah Creek Catchment: Water Quality Analysis	May 2013	ENGEMY Water Management
Weinam Creek Stormwater Quality Infrastructure Plan	May 2013	ENGEMY Water Management
Redland City Council local infrastructure plan land value unit rates (letter)	4 November 2015	Harvey, Ehlers and Associates
Technical Note 1 - Trunk Infrastructure Costing Methodology Redland City Council Local Government Infrastructure Plan	12 April 2017	Redland City Council

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Amendment Schedule 2/ SC1.2 Administrative definitions

Introduction:

This amendment is to update the administrative definitions in Table SC1.2.2 – Administrative Definitions in Schedule 1 Definitions of the Redland City Plan.

Insert –

Column 1	Column 2
Term	Definition
Equivalent person, EP	<i>The demand for infrastructure that is represented by an average person.</i>
Impervious area	<i>The area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.</i> <i>Note— For Part 4—Local government infrastructure plan, impervious area is measured in hectares, impervious hectares (imp ha).</i>
Planned density	<i>The realistic development potential assumed for a premises.</i>
Vehicle trips per day (vpd)	<i>For Part 4—Local government infrastructure plan, the demand unit for the transport network that is represented by vehicle trips per day.</i>

Amend –

Net developable area	Note—For the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Net developable area	Note—For the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).

Omit –

Projection area	The QPP definition is incorrect. It is sufficient to define these areas on the LGIP-01 maps.
Service catchment	(currently stated in section 4.7). The QPP definition is incorrect as it infers that all premises inside a service catchment boundary will be serviced. Whereas they are areas used for network planning studies. This definition conflicts with the Netserv connection areas etc. The service catchments for each network are adequately defined on service catchment maps.

Amendment 0.3.1 - Schedule 3 Local Government Infrastructure Plan supporting material

Introduction:

This amendment is for the implementation of the Local Government Infrastructure Plan Schedule 3 – Local government infrastructure plan supporting material into Schedule 3 of the Redland City Plan.

Delete –

~~Editor's note – The Local Government Infrastructure Plan (LGIP) will form part of the Redland planning scheme on commencement.~~

Insert -

Schedule 3 – Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Detached dwelling	17,075	17,457	17,777	17,710	17,505
	Attached dwelling	534	638	675	719	772
	Total	17,609	18,095	18,452	18,429	18,277
Birkdale	Detached	14,479	14,995	15,522	15,603	16,197
	Attached dwelling	1,004	1,137	1,333	1,477	1,583
	Total	15,483	16,132	16,855	17,080	17,780
Capalaba	Detached dwelling	15,129	15,394	15,616	15,774	16,951
	Attached dwelling	2,062	2,374	3,407	4,145	4,321
	Total	17,191	17,768	19,023	19,919	21,272
Cleveland	Detached dwelling	12,003	12,249	12,317	12,352	12,118
	Attached dwelling	3,876	5,064	6,344	7,327	8,207
	Total	15,879	17,313	18,661	19,679	20,325
Ormiston	Detached dwelling	5,389	5,646	5,879	5,956	6,196
	Attached dwelling	819	937	1,117	1,243	1,243

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Table SC 3.1.1—Existing and projected population						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	6,208	6,583	6,996	7,199	7,439
Redland Bay	Detached dwelling	14,133	15,083	16,347	17,064	17,373
	Attached dwelling	352	709	1,164	1,542	1,542
	Total	14,485	15,792	17,511	18,606	18,915
Redland Islands	Detached dwelling	9,012	9,571	10,335	11,090	12,191
	Attached dwelling	664	698	826	891	891
	Total	9,676	10,269	11,161	11,981	13,082
Sheldon - Mount Cotton	Detached dwelling	5,353	6,177	6,361	6,604	6,499
	Attached dwelling	11	11	12	12	12
	Total	5,364	6,188	6,373	6,616	6,511
Thorneside	Detached dwelling	3,104	3,131	3,143	3,135	3,151
	Attached dwelling	846	885	964	976	976
	Total	3,950	4,016	4,107	4,111	4,127
Thornlands	Detached dwelling	13,771	15,600	17,617	18,749	18,755
	Attached dwelling	394	653	922	1,353	3,465
	Total	14,165	16,253	18,539	20,102	22,220
Victoria Point	Detached dwelling	14,801	14,932	15,013	14,996	15,813
	Attached dwelling	1,393	1,525	1,883	2,090	2,512

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Table SC 3.1.1—Existing and projected population						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	16,194	16,457	16,896	17,086	18,325
Wellington Point	Detached dwelling	11,438	11,855	12,375	12,520	12,628
	Attached dwelling	683	791	909	993	993
	Total	12,121	12,646	13,284	13,513	13,621
Inside priority infrastructure area (total)	Detached dwelling	135,687	142,090	148,302	151,553	155,377
	Attached dwelling	12,638	15,422	19,556	22,767	26,517
	Total	148,325	157,512	167,858	174,320	181,894
Outside priority infrastructure area (total)	Detached dwelling	5,268	5,732	6,202	6,175	6,091
	Attached dwelling	73	174	286	428	428
	Total	5,341	5,906	6,488	6,603	6,519
Redland City	Detached dwelling	140,955	147,822	154,504	157,728	161,468
	Attached dwelling	12,711	15,596	19,842	23,195	26,945
	Total	153,666	163,418	174,346	180,923	188,413

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Retail	574	574	579	584	594
	Commercial	357	372	374	377	377
	Industrial	278	278	278	278	278
	Community Purposes	1,001	1,009	1,017	1,025	1,025
	Total	2,210	2,233	2,248	2,264	2,274
Birkdale	Retail	470	472	474	476	480
	Commercial	417	440	446	465	502
	Industrial	351	351	351	351	351
	Community Purposes	724	736	745	751	757
	Total	1,962	1,999	2,016	2,043	2,090
Capalaba	Retail	4,255	4,739	5,223	5,707	6,675
	Commercial	1,580	1,644	1,701	1,755	1,912
	Industrial	3,008	3,018	3,026	3,034	3,050
	Community Purposes	953	977	1,001	1,023	1,101
	Total	9,796	10,378	10,951	11,519	12,738
Cleveland	Retail	2,715	3,255	3,795	4,335	5,415
	Commercial	2,104	2,116	2,121	2,134	2,154

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Industrial	2,054	2,101	2,148	2,195	2,289
	Community Purposes	2,345	2,363	2,678	3,214	3,900
	Total	9,218	9,835	10,742	11,878	13,758
Ormiston	Retail	241	241	241	241	241
	Commercial	333	363	384	403	437
	Industrial	222	222	222	222	222
	Community Purposes	390	404	416	424	440
	Total	1,186	1,230	1,263	1,290	1,340
Redland Bay	Retail	426	462	498	534	606
	Commercial	456	535	573	619	781
	Industrial	630	657	684	711	765
	Community Purposes	332	345	355	361	369
	Total	1,844	1,999	2,110	2,225	2,521
Redland Islands	Retail	554	570	586	602	635
	Commercial	272	284	285	286	288
	Industrial	305	305	305	305	305
	Community Purposes	270	283	289	295	319

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	1,401	1,442	1,465	1,488	1,547
Sheldon-Mount Cotton	Retail	137	182	227	272	362
	Commercial	191	244	280	280	280
	Industrial	0	0	0	0	0
	Community Purposes	169	184	191	197	218
	Total	497	610	698	749	860
Thornlands	Retail	233	249	265	281	313
	Commercial	420	516	554	583	585
	Industrial	510	510	510	510	510
	Community Purposes	693	742	799	855	936
	Total	1,856	2,017	2,128	2,229	2,344
Thorneside	Retail	65	65	65	65	65
	Commercial	93	114	134	154	194
	Industrial	149	153	157	161	169
	Community Purposes	37	37	37	37	37
	Total	344	369	393	417	465
Victoria Point	Retail	1,719	1,784	1,922	2,065	2,561

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Commercial	678	733	837	947	1,408
	Industrial	401	401	401	401	401
	Community Purposes	1,061	1,123	1,228	1,325	1,576
	Total	3,859	4,041	4,388	4,738	5,946
Wellington Point	Retail	444	456	468	480	504
	Commercial	307	322	327	327	449
	Industrial	210	210	210	210	210
	Community Purposes	676	694	710	720	735
	Total	1,637	1,682	1,715	1,737	1,898
Inside priority infrastructure area (total)	Retail	11,833	13,049	14,343	15,642	18,451
	Commercial	7,208	7,683	8,016	8,330	9,367
	Industrial	8,118	8,206	8,292	8,378	8,550
	Community Purposes	8,651	8,897	9,466	10,227	11,413
	Total	35,810	37,835	40,117	42,577	47,781
Outside priority infrastructure area (total)	Retail	61	200	395	456	466
	Commercial	77	243	494	596	652
	Industrial	1,350	1,351	1,352	1,353	1,355
	Community	254	278	294	309	343

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Table SC 3.1.2—Existing and projected employees						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Purposes					
	Total	1,742	2,072	2,535	2,714	2,816
Redland City	Retail	11,894	13,249	14,738	16,098	18,917
	Commercial	7,287	7,928	8,512	8,928	10,021
	Industrial	9,468	9,557	9,644	9,731	9,905
	Community Purposes	8,905	9,175	9,760	10,536	11,756
	Total	37,554	39,910	42,655	45,294	50,599

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Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density ¹		Column 4 Demand generation rate for a trunk infrastructure network ¹				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Residential development								
Character residential zone	Detached dwelling	0	15	45.0	45.0	98.0	45.0	0.5
Emerging community zone	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Low density residential zone	Detached dwelling	0	15	45.0	45.0	97.5	45.0	0.5
Precinct LDR1 Large lot residential	Detached dwelling	0	5	15.0	15.0	32.5	15.0	0.3
Precinct LDR2 Park residential	Detached dwelling	0	1.67	5.0	5.0	10.8	5.0	0.2
Precinct LDR3 Point Lookout residential	Detached dwelling	0	15	45.0	45.0	97.5	45.0	0.5
Precinct LDR4 Kinross Road	Detached dwelling	0	6.25	18.8	18.8	40.6	18.8	0.3
Low-medium density residential	Detached dwelling,	0	21	51.0	51.0	113.2	51.0	0.6

¹ The planned density and planned demand rates stated in Table SC 3.1.3 are subject to the maximum floor space and other restrictions on development under the Redland City Plan.

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Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density ¹		Column 4 Demand generation rate for a trunk infrastructure network ¹				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
zone	Attached dwelling							
Precinct LMDR1 SE Thornlands	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Precinct LMDR2 Kinross Road	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Medium density residential zone	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR1 Park living, Capalaba	Attached dwelling	0	80	136.0	136.0	320.0	136.0	0.8
Precinct MDR2 Mount Cotton Road, Capalaba	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8
Precinct MDR3 Shore Street East, Cleveland	Attached dwelling	0	80	136.0	136.0	320.0	136.0	0.8
Precinct MDR4 Cleveland	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8
Precinct MDR5 Esplanade, Redland Bay	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8

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Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density ¹		Column 4 Demand generation rate for a trunk infrastructure network ¹				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Precinct MDR6 SE Thornlands	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR7 Eprapah Creek, SE Thornlands	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR8 Kinross and Boundary Roads	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR9 Kinross Road	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Tourist accommodation zone	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Non-residential development and mixed development²								
Local centre zone	Commercial, Retail, Attached dwelling	0.45	6	45.9	62.0	2,112.0	10.2	1.0
District centre zone	Commercial, Retail, Attached dwelling	0.6	44	70.8	92.8	2,112.0	10.2	1.0

1. [Table SC 3.1.3](#). Mixed development is development that includes residential development and non-residential development.

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Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density ¹		Column 4 Demand generation rate for a trunk infrastructure network ¹				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Major centre zone (Victoria Point)	Commercial, Retail	1	0	105.2	142.5	3,610.0	0.0	1.0
Mixed use zone	Retail	0.5	0	59.0	80.0	2,000.0	0.0	0.9
Principal centre zone (Cleveland)	Commercial, Retail, Attached dwelling	2	124	151.6	196.2	4,649.6	21.1	1.0
Principal centre zone (Capalaba)	Commercial, Retail, Attached dwelling	2.5	124	184.2	240.2	5,799.6	21.1	1.0
Specialised centre zone (Redland Hospital)	Commercial, Retail, Community purpose (Hospital)	0.7	0	269.7	269.7	1,112.9	0.0	0.9
Low impact industry zone	Retail, Industrial (low impact)	0.6	0	21.9	22.5	720.0	0.0	0.9
Medium impact industry zone	Retail, Industrial (medium impact)	0.6	0	28.1	28.6	555.0	0.0	0.9
Waterfront and marine industry zone	Retail, Industrial	0.5	0	22.5	23.1	542.3	0.0	0.9

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Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density ¹		Column 4 Demand generation rate for a trunk infrastructure network ¹				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Precinct CF1 cemeteries and crematoria	Community purpose	0.1	0	6.0	6.0	100.0	0.0	0.1
Precinct CF2 community facilities	Community purpose	0.24	0	43.0	27.0	240.0	0.0	0.5
Precinct CF3 educational establishments	Community purpose (secondary school/college/primary school)	0.2	0	100.0	94.0	400.0	0.0	0.5
Precinct CF4 emergency services	Community purpose	0.2	0	36.0	23.0	200.0	0.0	0.9
Precinct CF5 places of worship	Community purpose	0.24	0	43.0	27.0	240.0	0.0	0.5
Precinct CF6 infrastructure		(no density outcome nominated)						
Precinct CF7 future transport/green space/trail corridors		(no density outcome nominated)						
Precinct CF8 Commonwealth facilities	Community purpose	0.1	0	18.0	11.0	100.0	0.0	0.1
Precinct CF9 passenger ferry terminals	Community purpose	0.1	0	18.0	11.0	100.0	0.0	0.9

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Detached dwelling	5,296	5,448	5,559	6,096	6,136
	Attached dwelling	314	375	397	423	454
	Total	5,610	5,823	5,956	6,519	6,590
Birkdale	Detached dwelling	4,301	4,491	4,672	5,174	5,472
	Attached dwelling	590	669	784	869	931
	Total	4,891	5,160	5,456	6,043	6,403
Capalaba	Detached dwelling	4,620	4,742	4,834	5,379	5,875
	Attached dwelling	1,213	1,397	2,004	2,438	2,542
	Total	5,833	6,139	6,838	7,817	8,417
Cleveland	Detached dwelling	3,919	4,069	4,186	4,660	4,660
	Attached dwelling	2,280	2,979	3,732	4,310	4,828
	Total	6,199	7,048	7,918	8,970	9,488
Ormiston	Detached dwelling	1,694	1,794	1,886	2,110	2,229
	Attached dwelling	482	551	657	731	731
	Total	2,176	2,345	2,543	2,841	2,960
Redland Bay	Detached dwelling	4,424	4,729	5,124	5,874	6,073
	Attached dwelling	207	417	685	907	907

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Table SC 3.1.4—Existing and projected residential dwellings						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	4,631	5,146	5,809	6,781	6,980
Redland Islands	Detached dwelling	5,646	6,049	6,586	7,802	8,754
	Attached dwelling	391	411	486	524	524
	Total	6,037	6,460	7,072	8,326	9,278
Sheldon - Mount Cotton	Detached dwelling	1,621	1,879	1,936	2,212	2,212
	Attached dwelling	6	7	7	7	7
	Total	1,627	1,886	1,943	2,219	2,219
Thorneside	Detached dwelling	1,055	1,072	1,080	1,179	1,179
	Attached dwelling	498	521	567	574	574
	Total	1,553	1,593	1,647	1,753	1,753
Thornlands	Detached dwelling	4,066	4,639	5,259	6,173	6,371
	Attached dwelling	232	384	542	796	2,038
	Total	4,298	5,023	5,801	6,969	8,409
Victoria Point	Detached dwelling	4,611	4,693	4,744	5,253	5,649
	Attached dwelling	819	897	1,108	1,229	1,478
	Total	5,430	5,590	5,852	6,482	7,127
Wellington Point	Detached dwelling	3,478	3,628	3,801	4,234	4,333

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
	Attached dwelling	402	466	534	584	584
	Total	3,880	4,094	4,335	4,818	4,917
Inside priority infrastructure area (total)	Detached dwelling	44,731	47,233	49,667	56,144	58,943
	Attached dwelling	7,434	9,074	11,503	13,392	15,598
	Total	52,165	56,307	61,170	69,536	74,541
Outside priority infrastructure area (total)	Detached dwelling	1,630	1,783	1,934	2,090	2,090
	Attached dwelling	43	102	168	252	252
	Total	1,673	1,885	2,102	2,342	2,342
Redland City	Detached dwelling	46,361	49,016	51,601	58,235	61,033
	Attached dwelling	7,477	9,176	11,671	13,644	15,850
	Total	53,838	58,192	63,272	71,879	76,883

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Retail	44,198	44,198	44,583	44,968	45,738
	Commercial	8,925	9,300	9,350	9,425	9,425
	Industrial	31,970	31,970	31,970	31,970	31,970
	Community Purposes	72,072	72,648	73,224	73,800	73,800
	Total	157,165	158,116	159,127	160,163	160,933
Birkdale	Retail	36,190	36,344	36,498	36,652	36,960
	Commercial	10,425	11,000	11,150	11,625	12,550
	Industrial	40,365	40,365	40,365	40,365	40,365
	Community Purposes	52,128	52,992	53,640	54,072	54,504
	Total	139,108	140,701	141,653	142,714	144,379
Capalaba	Retail	327,635	364,903	402,171	439,439	513,975
	Commercial	39,500	41,100	42,525	43,875	47,800
	Industrial	345,920	347,070	347,990	348,910	350,750
	Community Purposes	68,616	70,344	72,072	73,656	79,272
	Total	781,671	823,417	864,758	905,880	991,797
Cleveland	Retail	209,055	250,635	292,215	333,795	416,955

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
	Commercial	52,600	52,900	53,025	53,350	53,850
	Industrial	236,210	241,615	247,020	252,425	263,235
	Community Purposes	168,840	170,136	192,816	231,408	280,800
	Total	666,705	715,286	785,076	870,978	1,014,840
Ormiston	Retail	18,557	18,557	18,557	18,557	18,557
	Commercial	8,325	9,075	9,600	10,075	10,925
	Industrial	25,530	25,530	25,530	25,530	25,530
	Community Purposes	28,080	29,088	29,952	30,528	31,680
	Total	80,492	82,250	83,639	84,690	86,692
Redland Bay	Retail	32,802	35,574	38,346	41,118	46,662
	Commercial	11,400	13,375	14,325	15,475	19,525
	Industrial	72,450	75,555	78,660	81,765	87,975
	Community Purposes	23,904	24,840	25,560	25,992	26,568
	Total	140,556	149,344	156,891	164,350	180,730
Redland Islands	Retail	42,658	43,890	45,122	46,354	48,895
	Commercial	6,800	7,100	7,125	7,150	7,200
	Industrial	35,075	35,075	35,075	35,075	35,075
	Community	19,440	20,376	20,808	21,240	22,968

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Table SC 3.1.5—Existing and projected non-residential floor space (m² GFA)						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
	Purposes					
	Total	103,973	106,441	108,130	109,819	114,138
Sheldon-Mount Cotton	Retail	10,549	14,014	17,479	20,944	27,874
	Commercial	4,775	6,100	7,000	7,000	7,000
	Industrial	0	0	0	0	0
	Community Purposes	12,168	13,248	13,752	14,184	15,696
	Total	27,492	33,362	38,231	42,128	50,570
Thornlands	Retail	17,941	19,173	20,405	21,637	24,101
	Commercial	10,500	12,900	13,850	14,575	14,625
	Industrial	58,650	58,650	58,650	58,650	58,650
	Community Purposes	49,896	53,424	57,528	61,560	67,392
	Total	136,987	144,147	150,433	156,422	164,768
Thornside	Retail	5,005	5,005	5,005	5,005	5,005
	Commercial	2,325	2,850	3,350	3,850	4,850
	Industrial	17,135	17,595	18,055	18,515	19,435
	Community Purposes	2,664	2,664	2,664	2,664	2,664
	Total	27,129	28,114	29,074	30,034	31,954

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
Victoria Point	Retail	132,363	137,368	147,994	159,005	197,197
	Commercial	16,950	18,325	20,925	23,675	35,200
	Industrial	46,115	46,115	46,115	46,115	46,115
	Community Purposes	76,392	80,856	88,416	95,400	113,472
	Total	271,820	282,664	303,450	324,195	391,984
Wellington Point	Retail	34,188	35,112	36,036	36,960	38,808
	Commercial	7,675	8,050	8,175	8,175	11,225
	Industrial	24,150	24,150	24,150	24,150	24,150
	Community Purposes	48,672	49,968	51,120	51,840	52,920
	Total	114,685	117,280	119,481	121,125	127,103
Inside priority infrastructure area (total)	Retail	911,141	1,004,773	1,104,411	1,204,434	1,420,727
	Commercial	180,200	192,075	200,400	208,250	234,175
	Industrial	933,570	943,690	953,580	963,470	983,250
	Community Purposes	622,872	640,584	681,552	736,344	821,736
	Total	2,647,783	2,781,122	2,939,943	3,112,498	3,459,888
Outside priority infrastructure area (total)	Retail	4,697	15,400	30,415	35,112	35,882
	Commercial	1,925	6,075	12,350	14,900	16,300
	Industrial	155,250	155,365	155,480	155,595	155,825

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Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
	Community Purposes	18,288	20,016	21,168	22,248	24,696
	Total	180,160	196,856	219,413	227,855	232,703
Redland City	Retail	915,838	1,020,173	1,134,826	1,239,546	1,456,609
	Commercial	182,125	198,150	212,750	223,200	250,475
	Industrial	1,088,820	1,099,055	1,109,060	1,119,065	1,139,075
	Community Purposes	641,160	660,600	702,720	758,592	846,432
	Total	2,827,943	2,977,978	3,159,356	3,340,403	3,692,591

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Table SC 3.1.6—Existing and projected demand for the water supply network

Column 1 Service catchment ³	Column 2 Existing and projected demand (EP)				
	2016 (base date)	2021	2026	2031	Ultimate development
Alexandra Hills	89,613	93,713	97,959	101,712	102,719
Mount Cotton	21,165	21,890	22,965	23,961	24,250
Dunwich	1,372	1,575	1,607	1,633	1,636
Amity Point	841	885	903	935	935
Point Lookout	1,132	1,132	1,132	1,132	1,132
Southern Moreton Bay Islands	6,804	8,153	9,511	10,855	12,148
Heinemann Road	47,714	52,069	55,198	57,362	58,047

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³ Table SC 3.1.6 Column 1 – The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure in SC3.3 Local government infrastructure plan maps. The water supply network service catchments are not the water service areas under the *Water Act 2000*.

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Table SC 3.1.7—Existing and projected demand for the sewerage network

Column 1 Service catchment ⁴	Column 2 Existing and projected demand (EP)				
	2016 (base date)	2021	2026	2031	Ultimate development
Capalaba	28,110	28,900	29,786	30,645	30,997
Cleveland	41,053	45,071	47,964	50,590	51,381
Thorneside	42,615	44,268	45,840	46,856	47,470
Victoria Point	30,721	32,940	34,813	36,243	36,642
Mount Cotton	4,205	5,314	5,352	5,409	5,494
Dunwich	1,003	1,564	1,572	1,578	1,614
Point Lookout	1,834	7,116	7,600	7,600	7,600

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³ Table SC 3.1.7, Column 1 – The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure in SC3.3 Local government infrastructure plan maps. The sewerage network service catchments are not the service areas under the *Water Act 2000*.

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Table SC 3.1.8—Existing and projected demand for the stormwater network

Column 1 Service catchment ⁵	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate development
Cleveland CBD	121.88	132.88	143.23	151.04	156.00
Kinross Road Precinct	28.36	32.54	37.11	40.24	44.48
Lower Tingalpa Creek	34.61	36.66	38.69	40.69	45.00
Native Dog Creek	28.79	33.22	34.95	34.95	34.95
SE Thornlands Precinct	20.25	23.24	26.51	28.74	31.77
Torquay Creek	27.36	29.83	33.08	35.15	35.73
Upper Eprapah Creek	30.43	30.93	31.75	32.11	34.44
Weinam Creek	58.01	63.25	70.13	74.52	75.76
Redlands Balance	2,089.17	2,215.39	2,359.80	2,667.37	3,531.35

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⁵ Table SC 3.1.8 Column 1 - The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure in SC3.3 Local government infrastructure plan maps.

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Table SC 3.1.9—Existing and projected demand for the transport network

Column 1 Service catchment ⁶	Column 2 Existing and projected demand (vehicle trips per day, vpd)				
	2016	2021	2026	2031	Ultimate development
Alexandra Hills	65,347	66,484	67,620	68,756	87,497
Birkdale	53,605	55,562	57,519	59,476	75,688
Capalaba	138,401	144,381	150,362	156,342	198,957
Cleveland	99,465	106,118	112,772	119,425	151,977
Mt Cotton	18,756	20,320	21,884	23,448	29,839
Ormiston	24,082	25,264	26,446	27,628	35,159
Redland Bay	47,277	50,045	52,812	55,579	70,729
Sheldon	7,847	7,865	7,883	7,901	10,055
Thorneside	10,214	10,315	10,415	10,516	13,382
Thornlands	47,778	52,637	57,495	62,353	79,349
Victoria Point	77,539	81,493	85,447	89,402	113,771
Wellington Point	39,591	40,936	42,280	43,624	55,515
Islands	23,847	26,186	28,526	30,865	39,278
Citywide	653,748	687,604	721,459	755,315	961,196

⁶ Table SC 3.1.9 Column 1 - The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure in SC3.3 Local government infrastructure plan maps.

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Table SC 3.1.10—Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment ⁷	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Catchment 1	31,553	32,795	34,246	34,704	35,528
Catchment 2	35,506	36,565	38,172	38,981	40,172
Catchment 3	22,159	23,970	25,730	26,951	27,837
Catchment 4	46,762	51,005	56,036	59,302	62,932
Catchment 5	7,930	8,741	8,925	8,936	8,794
Catchment 6	9,752	10,345	11,236	12,049	13,149
Citywide	153,662	163,421	174,346	180,923	188,412

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⁷ Table SC 3.1.10 Column 1 - The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure in SC3.3 Local government infrastructure plan maps.

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SC3.2 Schedules of works

Table SC 3.2.1—Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ⁸
DMA210	Thornlands PRV	2021	\$96,584
DMA214	Ziegenfusz PRV	2021	\$83,902
PIP_IC14A	DN300 Trunk Main Good Soil Urban	2017	\$214,871
PIP_IC13_P1	DN300 Trunk Main Good Soil Urban	2021	\$145,401
PIP_IC13_P2	DN300 Trunk Main Good Soil Urban	2021	\$393,236
PIP_NEWAUG14_P2	DN200 Trunk Main Sand Rural	2020	\$476,389
PIP_NEWAUG14_P1	DN200 Trunk Main Acid Sulphate Rural	2020	\$771,877
PIP_IC9_Opt2	DN250 Trunk Main Good Soil HDU	2020	\$248,694
Total			\$2,430,954

Table SC 3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ⁹
FGM_CL_13	Gravity Main DN150 Good Soil Rural	2016	\$13,300
FGM_CL_10	Gravity Main DN150 Good Soil HDU	2016	\$20,137
FGM_CL_11	Gravity Main DN150 Good Soil HDU	2016	\$15,245
SPS12	Pump Station Pump Station Upgrade	2017	\$130,813
SPS35	Pump Station Pump Station Upgrade	2017	\$3,162,500
SPS138	Pump Station Pump Station Upgrade	2017	\$136,922
CAP_STP_17	Treatment Plant STP Upgrade	2017	\$133,759
FGM_CA_03	Gravity Main DN225 Good Soil Rural	2017	\$2,871
FGM_CA_04	Gravity Main DN225 Good Soil Rural	2017	\$32,404
FGM_CL_03	Gravity Main DN300 Good Soil Rural	2017	\$123,267
FGM_CL_04	Gravity Main DN300 Good Soil Rural	2017	\$246,379
FGM_CL_07	Gravity Main DN300 Good Soil Rural	2017	\$93,850
FGM_CL_12	Gravity Main DN150 Good Soil HDU	2017	\$23,714
FRM_TH_03	Rising Main DN300 Good Soil Urban	2017	\$3,017
FRM_TH_01	Rising Main DN450 Good Soil Rural	2017	\$582,327
FRM_TH_02	Rising Main DN200 Good Soil Rural	2017	\$4,126
FGM_TH_01	Gravity Main DN675 Poor Soil Rural	2017	\$19,546
FRM_MC_01	Rising Main DN225 Good Soil Rural	2017	\$33,218

Note—8 Table SC 3.2.1 Column 4 – The establishment cost is expressed in current cost terms as at the base date.
 Note—9 Table SC 3.2.2 Column 4 – The establishment cost is expressed in current cost terms as at the base date.

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Table SC 3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost⁹
FRM_MC_02	Rising Main DN225 Good Soil Rural	2017	\$93,510
FRM_MC_03	Rising Main DN225 Good Soil Rural	2017	\$274,630
FRM_MC_04	Rising Main DN225 Good Soil Urban	2017	\$60,117
FGM_PT_08	Gravity Main DN150 Urban Sand Island	2017	\$107,655
FGM_PT_11	Gravity Main DN150 Urban Sand Island	2017	\$82,825
FGM_PT_09	Gravity Main DN150 Urban Sand Island	2017	\$45,202
FGM_PT_02	Gravity Main DN225 Urban Sand Island	2017	\$224,832
FGM_PT_04	Gravity Main DN150 Urban Sand Island	2017	\$42,142
FGM_PT_07	Gravity Main DN150 Urban Sand Island	2017	\$77,420
FGM_PT_05	Gravity Main DN150 Urban Sand Island	2017	\$25,574
FGM_PT_01	Gravity Main DN225 Urban Sand Island	2017	\$152,641
FGM_PT_03	Gravity Main DN225 Urban Sand Island	2017	\$49,822
FGM_PT_06	Gravity Main DN150 Urban Sand Island	2017	\$45,788
FGM_PT_10	Gravity Main DN150 Urban Sand Island	2017	\$51,304
CAP_STP_18	Treatment Plant STP Upgrade	2018	\$1,228,919
CLE_STP_18	Treatment Plant STP Upgrade	2018	\$17,250
MC_STP_18	Treatment Plant STP Upgrade	2018	\$28,750
CLE_STP_19	Treatment Plant STP Upgrade	2019	\$155,250
THORNE_STP_19	Treatment Plant STP Upgrade	2019	\$129,375
MC_STP_19	Treatment Plant STP Upgrade	2019	\$669,875
CLE_STP_20	Treatment Plant STP Upgrade	2020	\$567,813
THORNE_STP_20	Treatment Plant STP Upgrade	2020	\$510,313
MC_STP_20	Treatment Plant STP Upgrade	2020	\$431,250
SPS68	Pump Station Pump Station Upgrade	2021	\$136,922
MC_STP_21	Treatment Plant STP Upgrade	2021	\$4,240,625
DUN_STP_21	Treatment Plant STP Upgrade	2021	\$339,000
FGM_TH_02	Gravity Main DN525 Good Soil Urban	2021	\$97,281
FGM_VP_22	Gravity Main DN450 Hdu Good Soil	2021	\$45,119
FGM_VP_23	Gravity Main DN450 Hdu Good Soil	2021	\$32,295
FGM_VP_24	Gravity Main DN375 Hdu Good Soil	2021	\$173,955
CLE_STP_22	Treatment Plant STP Upgrade	2022	\$215,625
MC_STP_22	Treatment Plant STP Upgrade	2022	\$8,855,000
CLE_STP_23	Treatment Plant STP Upgrade	2023	\$6,933,063
MC_STP_23	Treatment Plant STP Upgrade	2023	\$7,848,750
FRM_PT_01	Rising Main DN225 Urban Sand Island	2023	\$1,205,295
MC_STP_24	Treatment Plant STP Upgrade	2024	\$747,500
CLE_STP_25	Treatment Plant STP Upgrade	2025	\$3,113,625
SPS69	Pump Station Pump Station Upgrade	2026	\$71,875
SPS70	Pump Station Pump Station Upgrade	2026	\$71,875
SPS71	Pump Station Pump Station Upgrade	2026	\$6,296,250

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Table SC 3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ⁹
SPS72	Pump Station Pump Station Upgrade	2026	\$71,875
CAP_STP_26	Treatment Plant STP Upgrade	2026	\$209,875
FGM_CL_08	Gravity Main DN150 Good Soil CBD	2026	\$53,669
<u>FGM_CL_14</u>	<u>Gravity Main DN150</u>	<u>2017</u>	<u>\$275,000</u>
<u>FRM_CL_01</u>	<u>Rising Main DN300</u>	<u>2017</u>	<u>\$275,000</u>
<u>FPS_A</u>	<u>Pump station</u>	<u>2017</u>	<u>\$550,000</u>
Total			\$51,852,640

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Table SC 3.2.3—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹⁰
SW-P-25	Kinross GPT C	2017	\$51,376
SW-A-305	Bioretention Basin C	2017	\$210,243
SW-P-8	Kinross GPT D	2017 - 2020	\$71,172
SW-A-199	Wetland System	2017 - 2021	\$2,243,426
SW-A-257	Bioretention A	2017 - 2021	\$439,965
SW-A-258	Infiltration Bioretention B	2017 - 2021	\$109,658
SW-A-262	Infiltration Bioretention A	2017 - 2021	\$267,760
SW-A-263	Infiltration Bioretention A	2017 - 2021	\$267,760
SW-A-264	Infiltration Bioretention A	2017 - 2021	\$267,760
SW-A-266	Infiltration Bioretention B	2017 - 2021	\$109,658
SW-A-267	Infiltration Bioretention B	2017 - 2021	\$109,658
SW-A-268	Infiltration Bioretention B	2017 - 2021	\$109,658
SW-A-269	Bioretention C	2017 - 2021	\$89,640
SW-A-272	Bio retention Basin D	2017 - 2021	\$95,517
SW-A-279	Bioretention Basin D	2017 - 2021	\$814,032
SW-A-287	Kinross	2017 - 2021	\$691,578
SW-P-26	Kinross GPT J	2019	\$51,376
SW-A-306	Bioretention Basin J	2019	\$772,090
SW-L-17	South East Thornlands Drainage System 1 (pipes, pits & headwall)	2021 - 2026	\$1,216,650
SW-A-198	Wetland System	2021 - 2026	\$1,442,477
SW-A-275	Wetland C (including inlet pond)	2021 - 2026	\$1,596,610
SW-P-3	South East Thornlands GPT D	2022 - 2026	\$62,123
SW-P-16	South East Thornlands Scour Protection Works	2022 - 2026	\$20,471

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Note—10 Table SC 3.2.3 Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.3—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹⁰
SW-A-294	Bioretention Basin - Native Dog Creek	2026	\$446,342
SW-A-297	Bioretention Basin - Native Dog Creek	2026	\$271,688
SW-A-302	Bioretention Basin - Native Dog Creek	2026	\$455,938
SW-A-303	Bioretention Basin - Native Dog Creek	2026	\$455,938
SW-A-304	Bioretention Basin - Thornlands	2026	\$455,938
SW-A-200	Bioretention Basin System	2026 - 2031	\$375,392
SW-A-201	Bioretention Basin System	2026 - 2031	\$308,565
SW-A-202	Bioretention Basin System	2026 - 2031	\$695,598
SW-A-249	Wetland	2026 - 2031	\$784,585
SW-A-250	Sediment Basin	2026 - 2031	\$253,392
Total			\$15,614,034

Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹¹
TR-L-111	Beveridge Rd: Upgrade collector Redland Bay Rd to Rachow St	2018	\$3,017,406
TR-L-91	German Church Rd: Seal widening Cleveland Redland Bay to Gordon Rd and realignment School of Arts Rd	2019	\$3,304,685
TR-L-105	Panorama Drive (Arterial Road): Upgrade from 2 to 4 lanes from Boundary Road to Wellington Rd	2020	\$9,825,972
TR-P-8	Long Street (Major Collector Road): Intersection upgrade at Smith Street	2021	\$1,102,912
TR-P-9	Ziegenfusz Road (Major Collector Road): New single lane roundabout at Trundle Street	2021	\$735,275
TR-P-14	Passage Street (Major Collector Road): Intersection upgrade at Princess Street	2021	\$52,520
TR-P-15	Collingwood Road (Major Collector Road): Intersection upgrade at Spoonbill Street	2021	\$502,688
TR-P-16	Collingwood Road (Major Collector Road): Intersection upgrade at Lorna Street	2021	\$1,102,912
TR-P-6	Mount Cotton Road: Change priority at existing signalised intersection at Redland Bay Road	2026	\$727,772
TR-P-7	Starkey Street (Major Collector Road): Channelisation improvements at Old Cleveland Road	2026	\$748,679
TR-P-11	Hardy Road (Major Collector Road): Intersection upgrade at Collingwood	2026	\$502,688
TR-P-10	Benfer Road (Major Collector Road):	2027	\$300,112

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Note—11 Table SC 3.2.4 Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹¹
	Signalisation of intersection at Link Road		
TR-P-12	Old Cleveland Road East (Sub Arterial Road): Signals at Randall Road	2027	\$300,112
TR-P-13	Old Cleveland Road East (Sub Arterial Road): Signals at Barron Street	2027	\$300,112
TR-P-21	Northern Arterial Road (Arterial Road): Upgrade and signalisation of intersection at Sturgeon Street	2027	\$727,772
TR-P-26	Northern Arterial Road (Arterial Road): Roundabout at Wellington Street	2027	\$735,275
TR-L-92	School of Arts Road: Seal widening and channelisation from German Church Road to Collins Street	2017 - 2019	\$6,835,279
TR-L-297	New 2.5m Off-Road Cycle Path	2017 - 2020	\$107,160
TR-P-17	Pitt Road (Major, Collector Road): Intersection upgrade at Nelson Street	2017 - 2021	\$502,688
TR-P-19	Broadwater Terrace (Major, Collector Road): Intersection upgrade Stradbroke Street	2017 - 2021	\$727,772
TR-P-20	Heinemann Road (Sub Arterial Road): Intersection upgrade at Double Jump Road	2017 - 2021	\$555,208
TR-L-115	Double Jump Rd: Realignment Heinemann to Kingfisher, new intersection Heinemann, roundabout Bunker	2017 - 2021	\$3,278,190
TR-L-100	Kinross Road: Divided major collector w/ breakdowns from Boundary Rd to 3rd new roundabout	2017 - 2021	\$7,052,897
TR-L-103	Dinwoodie Road: Upgrade to 2 lane major collector Cleveland-Redland Bay Road to Boundary Rd	2017 - 2021	\$6,397,616
TR-L-110	Main Road (Sub Arterial Road): Seal widening to divided 2 lane sub arterial from Plumer to Duncan St	2017 - 2021	\$1,638,612
TR-L-112	Meissner Street: Seal widening and intersection upgrade at Weinam Street Government Road	2017 - 2021	\$805,201
TR-L-114	New 2.5m Off-Road Cycle Path	2017 - 2021	\$1,805,035
TR-L-78	New Major Collector - South East Thornlands: 2 lane collector Boundary Rd to Cleveland-Redland Bay	2017 - 2021	\$5,369,884
TR-L-79	New 2.5m Off-Road Cycle Path	2017 - 2021	\$2,109,558
TR-L-124	New 2.5m Off-Road Cycle Path	2017 - 2021	\$52,691
TR-L-125	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$15,670
TR-L-126	New 2.5m Off-Road Cycle Path	2017 - 2021	\$96,971
TR-L-127	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$269,806
TR-L-128	New 2.5m Off-Road Cycle Path	2017 - 2021	\$86,274
TR-L-129	New 2.5m Off-Road Cycle Path	2017 - 2021	\$76,848
TR-L-133	New 2.5m Off-Road Cycle Path	2017 - 2021	\$98,000
TR-L-134	New 2.5m Off-Road Cycle Path	2017 - 2021	\$53,540
TR-L-135	New 2.5m Off-Road Cycle Path	2017 - 2021	\$162,189

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-136	New 2.5m Off-Road Cycle Path	2017 - 2021	\$109,841
TR-L-137	New 2.5m Off-Road Cycle Path	2017 - 2021	\$108,498
TR-L-138	New 2.5m Off-Road Cycle Path	2017 - 2021	\$103,123
TR-L-139	New 2.5m Off-Road Cycle Path	2017 - 2021	\$226,364
TR-L-140	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$75,715
TR-L-141	New 2.5m Off-Road Cycle Path	2017 - 2021	\$34,325
TR-L-142	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$80,136
TR-L-143	New 2.5m Off-Road Cycle Path	2017 - 2021	\$84,284
TR-L-144	New 2.5m Off-Road Cycle Path	2017 - 2021	\$38,311
TR-L-145	New 2.5m Off-Road Cycle Path	2017 - 2021	\$82,512
TR-L-146	New 2.5m Off-Road Cycle Path	2017 - 2021	\$96,512
TR-L-147	New 2.5m Off-Road Cycle Path	2017 - 2021	\$146,285
TR-L-148	New 2.5m Off-Road Cycle Path	2017 - 2021	\$54,142
TR-L-149	New 2.5m Off-Road Cycle Path	2017 - 2021	\$101,844
TR-L-150	New 2.5m Off-Road Cycle Path	2017 - 2021	\$50,468
TR-L-151	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$45,199
TR-L-152	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$183,835
TR-L-153	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$237,373
TR-L-154	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$33,435
TR-L-155	New 2.5m Off-Road Cycle Path	2017 - 2021	\$107,586
TR-L-156	New 2.5m Off-Road Cycle Path	2017 - 2021	\$119,783
TR-L-157	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$33,074
TR-L-158	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$105,323
TR-L-159	New 2.5m Off-Road Cycle Path	2017 - 2021	\$53,814
TR-L-160	New 2.5m Off-Road Cycle Path	2017 - 2021	\$112,155
TR-L-161	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$64,939
TR-L-162	New 2.5m Off-Road Cycle Path	2017 - 2021	\$42,477
TR-L-163	New 2.5m Off-Road Cycle Path	2017 - 2021	\$29,343
TR-L-164	New 2.5m Off-Road Cycle Path	2017 - 2021	\$86,965
TR-L-165	New 2.5m Off-Road Cycle Path	2017 - 2021	\$90,360
TR-L-166	New 2.5m Off-Road Cycle Path	2017 - 2021	\$42,630
TR-L-185	New 2.5m Off-Road Cycle Path	2017 - 2021	\$54,413
TR-L-186	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$185,372
TR-L-187	New 2.5m Off-Road Cycle Path	2017 - 2021	\$67,124
TR-L-189	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$32,201
TR-L-190	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$149,988
TR-L-191	New 2.5m Off-Road Cycle Path	2017 - 2021	\$406,745
TR-L-193	New 2.5m Off-Road Cycle Path	2017 - 2021	\$226,152
TR-L-194	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$453,185
TR-L-195	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$466,561

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-196	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$171,424
TR-L-197	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$304,768
TR-L-198	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$215,915
TR-L-199	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$213,868
TR-L-200	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$347,423
TR-L-201	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$116,030
TR-L-234	New 2.5m Off-Road Cycle Path	2017 - 2021	\$560,771
TR-L-235	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$312,613
TR-L-236	New 2.5m Off-Road Cycle Path	2017 - 2021	\$238,516
TR-L-249	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$230,137
TR-L-254	New 2.5m Off-Road Cycle Path	2017 - 2021	\$452,314
TR-L-255	New 2.5m Off-Road Cycle Path	2017 - 2021	\$70,132
TR-L-256	New 2.5m Off-Road Cycle Path	2017 - 2021	\$400,891
TR-L-257	New 2.5m Off-Road Cycle Path	2017 - 2021	\$366,358
TR-L-258	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$206,785
TR-L-259	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$366,851
TR-L-261	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$260,096
TR-L-263	New 2.5m Off-Road Cycle Path	2017 - 2021	\$128,404
TR-L-264	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$84,205
TR-L-266	New 2.5m Off-Road Cycle Path	2017 - 2021	\$145,914
TR-L-267	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$42,384
TR-L-268	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$167,317
TR-L-270	New 2.5m Off-Road Cycle Path	2017 - 2021	\$318,166
TR-L-271	New 2.5m Off-Road Cycle Path	2017 - 2021	\$306,399
TR-L-275	New 2.5m Off-Road Cycle Path	2017 - 2021	\$335,241
TR-L-276	New 2.5m Off-Road Cycle Path	2017 - 2021	\$335,196
TR-L-277	New 2.5m Off-Road Cycle Path	2017 - 2021	\$244,007
TR-L-278	New 2.5m Off-Road Cycle Path	2017 - 2021	\$97,759
TR-L-279	New 2.5m Off-Road Cycle Path	2017 - 2021	\$163,853
TR-L-280	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$163,584
TR-L-288	New 2.5m Off-Road Cycle Path	2017 - 2021	\$168,087
TR-L-289	New 2.5m Off-Road Cycle Path	2017 - 2021	\$53,531
TR-L-290	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$137,347
TR-L-291	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$45,595
TR-L-292	New 2.5m Off-Road Cycle Path	2017 - 2021	\$103,993
TR-L-293	New 2.5m Off-Road Cycle Path	2017 - 2021	\$31,627
TR-L-294	New 2.5m Off-Road Cycle Path	2017 - 2021	\$89,099
TR-L-295	New 2.5m Off-Road Cycle Path	2017 - 2021	\$77,338
TR-L-296	New 2.5m Off-Road Cycle Path	2017 - 2021	\$228,593
TR-L-298	New 2.5m Off-Road Cycle Path	2017 - 2021	\$290,719

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-299	New 2.5m Off-Road Cycle Path	2017 - 2021	\$291,825
TR-L-300	New 2.5m Off-Road Cycle Path	2017 - 2021	\$474,133
TR-L-301	New 2.5m Off-Road Cycle Path	2017 - 2021	\$47,312
TR-L-302	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$38,265
TR-L-303	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$91,777
TR-L-304	New 2.5m Off-Road Cycle Path	2017 - 2021	\$66,863
TR-L-305	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$142,467
TR-L-306	New 2.5m Off-Road Cycle Path	2017 - 2021	\$208,748
TR-L-307	New 2.5m Off-Road Cycle Path	2017 - 2021	\$118,850
TR-L-308	New 2.5m Off-Road Cycle Path	2017 - 2021	\$99,609
TR-L-309	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$92,133
TR-L-310	New 2.5m Off-Road Cycle Path	2017 - 2021	\$69,954
TR-L-311	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$244,220
TR-L-312	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$71,489
TR-L-313	New 2.5m Off-Road Cycle Path	2017 - 2021	\$109,351
TR-L-314	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$159,174
TR-L-315	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$128,317
TR-L-316	New 2.5m Off-Road Cycle Path	2017 - 2021	\$114,430
TR-L-317	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$92,781
TR-L-318	New 2.5m Off-Road Cycle Path	2017 - 2021	\$45,042
TR-L-347	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$18,406
TR-L-348	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$69,945
TR-L-349	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$16,156
TR-L-350	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$21,830
TR-L-352	New 2.5m Off-Road Cycle Path	2017 - 2021	\$41,433
TR-L-353	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$55,635
TR-L-354	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	\$15,533
TR-L-356	New 2.5m Off-Road Cycle Path	2017 - 2021	\$58,724
TR-L-357	New 2.5m Off-Road Cycle Path	2017 - 2021	\$31,753
TR-L-370	Upgrade 3m Off-Road Cycle Path	2017 - 2021	\$220,730
TR-L-371	Upgrade 3m Off-Road Cycle Path	2017 - 2021	\$79,379
TR-L-372	New 3m Off-Road Cycle Path	2017 - 2021	\$354,628
TR-L-387	New 3m Off-Road Cycle Path	2017 - 2021	\$199,459
TR-L-388	New 3m Off-Road Cycle Path	2017 - 2021	\$351,650
TR-L-389	New 3m Off-Road Cycle Path	2017 - 2021	\$168,399
TR-L-390	Upgrade 3m Off-Road Cycle Path	2017 - 2021	\$40,114
TR-L-392	New 3m Off-Road Cycle Path	2017 - 2021	\$270,096
TR-L-393	Upgrade 3m Off-Road Cycle Path	2017 - 2021	\$180,906
TR-L-394	New 3m Off-Road Cycle Path	2017 - 2021	\$253,110
TR-L-400	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	\$17,143

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-401	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	\$10,381
TR-L-402	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	\$9,954
TR-L-403	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	\$17,911
TR-L-416	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$9,446
TR-L-417	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$8,186
TR-L-418	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$6,730
TR-L-419	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$1,560
TR-L-420	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,700
TR-L-421	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$1,347
TR-L-422	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$16,920
TR-L-423	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$1,440,538
TR-L-425	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$10,677
TR-L-426	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$10,224
TR-L-427	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$6,331
TR-L-428	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,409
TR-L-429	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$3,556
TR-L-430	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,087
TR-L-431	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,315
TR-L-432	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,532
TR-L-433	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$2,120
TR-L-434	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$3,672
TR-L-435	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$6,533
TR-L-436	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$3,628
TR-L-437	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$6,415
TR-L-438	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$7,810
TR-L-439	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$3,691
TR-L-442	New 2.5m Off-Road Cycle Path	2017 - 2021	\$220,212
TR-L-445	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$11,168
TR-L-446	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$13,519
TR-L-457	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$1,953,730
TR-L-458	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$585,219
TR-L-459	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$810,303
TR-L-462	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$270,101
TR-L-463	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$1,440,538
TR-L-464	Upgrade 2m On-Road Cycle Lane	2017 - 2021	\$733,774
TR-P-28	Cleveland - Middle Street Major Bus Stop	2019 - 2021	\$0
TR-P-27	Capalaba Bus Interchange	2021 - 2023	\$0
TR-L-102	Pitt Street: Seal widening and channelisation from Weinam Street to Hamilton Street	2021 - 2026	\$1,490,057
TR-P-4	Upgrade to existing intersection Road A and Road B	2022 - 2024	\$565,409

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹¹
TR-L-80	New Major Collector Stub: 2 lane undivided major collector off Panorama Drive	2022 - 2026	\$1,089,550
TR-L-84	Mount Cotton Rd: Upgrade 2 lanes w/ breakdowns, intersection upgrades Moreton Bay Rd to Howlett Rd	2022 - 2026	\$16,074,712
TR-L-93	Serpentine Creek Road: seal widening and channelisation from Collins St to Cleveland Redland Bay Rd	2022 - 2026	\$3,618,752
TR-L-94	Sturgeon Street: upgrade with auxiliary lanes from Northern Arterial Road to Starkey Street	2022 - 2026	\$7,974,067
TR-L-95	McDonald Road (Sub Arterial Road): Seal widening from Finucane Road to McMillan Road	2022 - 2026	\$909,115
TR-L-96	Weinam Street: seal widening and chanelisation from Meissner Street to Pitt Street	2022 - 2026	\$939,126
TR-L-97	Kingfisher Road: Seal widening and intersection upgrade from Eprapah Creek to Realignment	2022 - 2026	\$2,123,294
TR-L-98	Hamilton Street: Seal widening and channelisation from Pitt Street to Peel Street	2022 - 2026	\$1,375,264
TR-L-99	Springacre Road: Seal widening and intersection upgrade from Eprapah Creek to Eprapah Road	2022 - 2026	\$745,779
TR-L-104	Wellington Street: upgrade 2 to 4 lanes from Enterprise Street to Russell Street	2022 - 2026	\$16,165,242
TR-L-106	Bunker Road (Sub Arterial Road): Seal widening from Brookvale Drive to Realignment	2022 - 2026	\$1,708,388
TR-L-107	Springacre Road: Seal widening and intersection upgrade from Boundary Road to Eprapah Road	2022 - 2026	\$2,663,495
TR-L-108	Double Jump Road: Seal widening from Cleveland-Redland Bay Road to Heinemann Road	2022 - 2026	\$3,468,096
TR-L-109	Gordon Road: Intersection upgrades from Cleveland Redland Bay Road to Government Road	2022 - 2026	\$1,958,232
TR-L-120	New 2.5m Off-Road Cycle Path	2022 - 2026	\$114,084
TR-L-121	New 2.5m Off-Road Cycle Path	2022 - 2026	\$42,054
TR-L-122	New 2.5m Off-Road Cycle Path	2022 - 2026	\$61,654
TR-L-123	New 2.5m Off-Road Cycle Path	2022 - 2026	\$59,258
TR-L-130	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$137,418
TR-L-131	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$178,512
TR-L-132	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$97,667
TR-L-167	New 2.5m Off-Road Cycle Path	2022 - 2026	\$37,207
TR-L-168	New 2.5m Off-Road Cycle Path	2022 - 2026	\$56,316
TR-L-169	New 2.5m Off-Road Cycle Path	2022 - 2026	\$198,384
TR-L-170	New 2.5m Off-Road Cycle Path	2022 - 2026	\$91,772
TR-L-171	New 2.5m Off-Road Cycle Path	2022 - 2026	\$93,911
TR-L-172	New 2.5m Off-Road Cycle Path	2022 - 2026	\$79,771
TR-L-173	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$53,914
TR-L-174	New 2.5m Off-Road Cycle Path	2022 - 2026	\$29,569

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-175	New 2.5m Off-Road Cycle Path	2022 - 2026	\$54,103
TR-L-176	New 2.5m Off-Road Cycle Path	2022 - 2026	\$32,587
TR-L-179	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$167,666
TR-L-180	New 2.5m Off-Road Cycle Path	2022 - 2026	\$111,279
TR-L-181	New 2.5m Off-Road Cycle Path	2022 - 2026	\$48,630
TR-L-182	New 2.5m Off-Road Cycle Path	2022 - 2026	\$93,190
TR-L-183	New 2.5m Off-Road Cycle Path	2022 - 2026	\$216,092
TR-L-184	New 2.5m Off-Road Cycle Path	2022 - 2026	\$69,462
TR-L-202	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$90,635
TR-L-203	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$103,067
TR-L-204	New 2.5m Off-Road Cycle Path	2022 - 2026	\$203,376
TR-L-205	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$201,771
TR-L-206	New 2.5m Off-Road Cycle Path	2022 - 2026	\$251,005
TR-L-207	New 2.5m Off-Road Cycle Path	2022 - 2026	\$39,237
TR-L-208	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$44,778
TR-L-209	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$102,699
TR-L-210	New 2.5m Off-Road Cycle Path	2022 - 2026	\$211,738
TR-L-211	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$71,281
TR-L-212	New 2.5m Off-Road Cycle Path	2022 - 2026	\$406,448
TR-L-213	New 2.5m Off-Road Cycle Path	2022 - 2026	\$83,345
TR-L-214	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$480,597
TR-L-215	New 2.5m Off-Road Cycle Path	2022 - 2026	\$156,574
TR-L-216	New 2.5m Off-Road Cycle Path	2022 - 2026	\$532,357
TR-L-217	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$310,296
TR-L-218	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$151,143
TR-L-219	New 2.5m Off-Road Cycle Path	2022 - 2026	\$118,097
TR-L-220	New 2.5m Off-Road Cycle Path	2022 - 2026	\$190,339
TR-L-221	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$169,604
TR-L-222	New 2.5m Off-Road Cycle Path	2022 - 2026	\$228,866
TR-L-223	New 2.5m Off-Road Cycle Path	2022 - 2026	\$377,247
TR-L-224	New 2.5m Off-Road Cycle Path	2022 - 2026	\$225,214
TR-L-225	New 2.5m Off-Road Cycle Path	2022 - 2026	\$142,167
TR-L-226	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$43,300
TR-L-227	New 2.5m Off-Road Cycle Path	2022 - 2026	\$131,913
TR-L-228	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$17,091
TR-L-229	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$126,261
TR-L-243	New 3m Off-Road Cycle Path	2022 - 2026	\$123,044
TR-L-244	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$11,766
TR-L-246	New 3m Off-Road Cycle Path	2022 - 2026	\$20,168
TR-L-247	New 3m Off-Road Cycle Path	2022 - 2026	\$123,576

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-272	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$249,822
TR-L-273	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$302,450
TR-L-274	New 2.5m Off-Road Cycle Path	2022 - 2026	\$153,289
TR-L-285	New 2.5m Off-Road Cycle Path	2022 - 2026	\$298,173
TR-L-286	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$162,184
TR-L-287	New 2.5m Off-Road Cycle Path	2022 - 2026	\$278,168
TR-L-320	New 2.5m Off-Road Cycle Path	2022 - 2026	\$78,217
TR-L-321	New 2.5m Off-Road Cycle Path	2022 - 2026	\$119,187
TR-L-323	New 2.5m Off-Road Cycle Path	2022 - 2026	\$103,436
TR-L-330	New 2.5m Off-Road Cycle Path	2022 - 2026	\$215,428
TR-L-332	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$17,863
TR-L-333	New 2.5m Off-Road Cycle Path	2022 - 2026	\$152,780
TR-L-334	New 2.5m Off-Road Cycle Path	2022 - 2026	\$177,743
TR-L-336	New 2.5m Off-Road Cycle Path	2022 - 2026	\$191,970
TR-L-337	New 2.5m Off-Road Cycle Path	2022 - 2026	\$144,047
TR-L-338	New 2.5m Off-Road Cycle Path	2022 - 2026	\$80,166
TR-L-339	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$91,360
TR-L-340	New 2.5m Off-Road Cycle Path	2022 - 2026	\$81,424
TR-L-341	New 2.5m Off-Road Cycle Path	2022 - 2026	\$93,336
TR-L-342	New 2.5m Off-Road Cycle Path	2022 - 2026	\$75,880
TR-L-345	New 2.5m Off-Road Cycle Path	2022 - 2026	\$117,142
TR-L-346	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$14,344
TR-L-358	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$21,815
TR-L-359	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$44,989
TR-L-361	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$23,846
TR-L-362	New 2.5m Off-Road Cycle Path	2022 - 2026	\$73,914
TR-L-363	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$17,493
TR-L-365	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$257,759
TR-L-366	New 3m Off-Road Cycle Path	2022 - 2026	\$72,212
TR-L-367	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$262,653
TR-L-368	New 3m Off-Road Cycle Path	2022 - 2026	\$391,340
TR-L-369	New 3m Off-Road Cycle Path	2022 - 2026	\$307,063
TR-L-373	New 3m Off-Road Cycle Path	2022 - 2026	\$137,951
TR-L-374	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$166,768
TR-L-375	New 3m Off-Road Cycle Path	2022 - 2026	\$146,279
TR-L-376	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$646,598
TR-L-377	New 3m Off-Road Cycle Path	2022 - 2026	\$263,296
TR-L-379	New 2.5m Off-Road Cycle Path	2022 - 2026	\$107,740
TR-L-382	New 3m Off-Road Cycle Path	2022 - 2026	\$316,475
TR-L-383	New 3m Off-Road Cycle Path	2022 - 2026	\$192,856

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
TR-L-384	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$204,065
TR-L-385	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$66,169
TR-L-386	Upgrade 3m Off-Road Cycle Path	2022 - 2026	\$71,103
TR-L-391	New 3m Cycle Boardwalk	2022 - 2026	\$293,369
TR-L-395	New 3m Off-Road Cycle Path	2022 - 2026	\$325,776
TR-L-396	New 3m Off-Road Cycle Path	2022 - 2026	\$298,047
TR-L-397	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$2,855
TR-L-398	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$28,042
TR-L-399	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$7,589
TR-L-404	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$2,306
TR-L-405	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$1,935
TR-L-407	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$2,973
TR-L-408	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$6,395
TR-L-409	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$4,356
TR-L-410	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$1,404
TR-L-411	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$1,496
TR-L-412	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$8,956
TR-L-413	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$3,838
TR-L-414	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$15,566
TR-L-415	Upgrade 0m Cycle Bridge	2022 - 2026	\$180,067
TR-L-441	New 2.5m Off-Road Cycle Path	2022 - 2026	\$90,627
TR-L-443	New 2.5m Off-Road Cycle Path	2022 - 2026	\$198,907
TR-L-444	New 2.5m Off-Road Cycle Path	2022 - 2026	\$61,335
TR-L-448	New 2.5m Off-Road Cycle Path	2022 - 2026	\$213,065
TR-L-449	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$1,289
TR-L-450	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$1,750
TR-L-451	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$7,854
TR-L-452	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$1,729
TR-L-453	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$2,852
TR-L-454	New 2.5m Cycle Boardwalk	2022 - 2026	\$104,905
TR-L-460	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$738,276
TR-L-461	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$1,305,488
TR-L-465	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$8,386
TR-L-466	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$6,547
TR-L-468	Upgrade 2m On-Road Cycle Lane	2022 - 2026	\$4,051,514
TR-L-469	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$17,606
TR-L-470	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$17,250
TR-L-471	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$45,484
TR-L-472	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	\$1,935,723
TR-L-473	New 1.5m On-Road Cycle Lane	2022 - 2026	\$495,185

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Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹¹
TR-L-474	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	\$149,490
TR-L-83	German Church Road: Seal widening from Cleveland-Redland Bay Road to Heinemann Road	2027 - 2031	\$1,876,987
TR-L-85	Woodlands Drive: Seal widening and intersection upgrade from Taylor Road to Boundary Road	2027 - 2031	\$4,301,808
TR-L-86	Woodlands Drive: Seal widening and intersection upgrade from Mt Cotton Road to Taylor Road	2027 - 2031	\$2,257,144
TR-L-87	Wellington Street: Upgrade to 2 lanes plus breakdowns from South Street to Panorama Drive	2027 - 2031	\$6,010,346
TR-L-90	Giles Road: Road improvement and upgraded intersection from Heinemann to Cleveland-Redland Bay Rd	2027 - 2031	\$2,296,158
TR-L-101	Ney Road (Sub Arterial Road): Seal widening from Wildflower Street to Mt Cotton Road	2027 - 2031	\$462,867
TR-L-113	Future Northern Public Transport corridor	2027 - 2031	\$0
Total			\$193,628,042

Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹²
5945	Thornlands - Thornlands Community Park Upgrade	2017	\$2,342,546
C4N43	New Rec Park T3 Redland Bay	2017	\$667,269
5217	Cleveland - Cleveland Point Recreation Reserve Upgrade	2018	\$31,149
5913	Russell Island - Russell Island Sport & Recreation Park Upgrade	2018	\$4,374,348
5274	Ormiston - Raby Esplanade Park Upgrade	2019	\$547,939
5319	Coochiemudlo Island - Pioneer Park (Coochie) Upgrade	2019	\$239,281
5416	Point Lookout - Headland Park Upgrade	2019	\$72,209
5772	Macleay Island - Macleay Island Community Park Upgrade	2019	\$1,110,745
5028	Keith Surridge Sportsfields	2019	\$118,225
5237	Cleveland - Henry Ziegenfusz Park Upgrade	2020	\$1,110,711
5303	Cleveland - Wellington Street Park Upgrade	2020	\$723,506
5421	Point Lookout - Point Lookout Oval Upgrade	2020	\$14,159
5443	Redland Bay - Fielding Park Upgrade	2020	\$284,588
5485	Redland Bay - Denham Boulevard Park Upgrade	2020	\$2,988,887

Note—12 Table SC 3.2.5 Column 4 – The establishment cost is expressed in current cost terms as at the base date.

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Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
5586	Thornlands - Manning Esplanade Foreshore Upgrade	2020	\$74,333
5831	Redland Bay - Grevillea Street Park Upgrade	2020	\$60,174
5833	Redland Bay - Cliftonville Place Park Upgrade	2020	\$60,174
5089	Birkdale - Judy Holt Recreation Reserve Upgrade	2021	\$1,886,189
5350-16	Lamb Island - Pioneer Park (Lamb) Upgrade	2021	\$1,127,735
5367	Mount Cotton - Mount Cotton Community Park Upgrade	2021	\$4,296,437
5432	Redland Bay - Charlie Buckler Sportsfield Upgrade	2021	\$2,283,432
5508	Russell Island - Jock Kennedy Park Upgrade	2021	\$297,331
5644	Victoria Point - Cascades Gardens Upgrade	2021	\$56,635
5915	Norm Price Park	2021	\$4,091,844
5046	Alexandra Hills - Valentine Park Upgrade	2022	\$710,763
5049	Alexandra Hills - Windemere Road Park Upgrade	2022	\$505,463
5061	Birkdale - Bailey Road Park Upgrade	2022	\$755,363
5353	Macleay Island - Corroboree Place Park Upgrade	2022	\$115,393
5382	Mount Cotton - Valley Way Drainage Reserve Upgrade	2022	\$60,174
5425	Redland Bay - Bedarra Street Park Upgrade	2022	\$132,383
5453	Redland Bay - Jack Gordon Park Upgrade	2022	\$44,600
5454	Redland Bay - Jack Gordon Pathway (Esplanade) Upgrade	2022	\$87,784
5456	Redland Bay - Junee Street Park Upgrade	2022	\$60,882
5457	Redland Bay - Lanyard Place Park Upgrade	2022	\$14,159
5460	Redland Bay - Point Talburpin Park Upgrade	2022	\$191,142
5467	Redland Bay - Nev Stafford Park Upgrade	2022	\$44,600
5471	Redland Bay - Orchard Beach Foreshore (South) Upgrade	2022	\$56,635
5476	Redland Bay - Pinelands Circuit Park Upgrade	2022	\$104,774
5540	Thornlands - Abbotsleigh Street Park Upgrade	2022	\$148,666
5542	Thornlands - Anniversary Park Upgrade	2022	\$4,248
5553	Thornlands - Conley Avenue Park Upgrade	2022	\$147,958
5570	Thornlands - Lorikeet Drive Park Upgrade	2022	\$194,681
5583	Thornlands - Robert Mackie Park Upgrade	2022	\$60,174
5584	Thornlands - Percy Ziegenfusz Park Upgrade	2022	\$134,507
5590	Thornlands - Tindappah Drive Foreshore Upgrade	2022	\$147,958
5592	Thornlands - Tuna Court Park Upgrade	2022	\$249,192
5630	Victoria Point - Aspect Drive Pathway Upgrade	2022	\$60,174
5636	Victoria Point - Bill Scudamore-Smith Park Upgrade	2022	\$60,174
5639	Victoria Point - Brookvale Drive Park Upgrade	2022	\$249,900
5641	Victoria Point - Bunker Road Bushland Refuge Upgrade	2022	\$253,439
5652	Victoria Point - Duncan Jenkins Eucalypt Park Upgrade	2022	\$4,248
5656	Victoria Point - Glen Road Park Upgrade	2022	\$286,004

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Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
5659	Victoria Point - Holly Road Urban Habitat Upgrade	2022	\$60,174
5665	Victoria Point - Les Moore Park Upgrade	2022	\$191,142
5672	Victoria Point - Orana Esplanade Foreshore Park Upgrade	2022	\$521,038
5675	Victoria Point - Parklands Court Park Upgrade	2022	\$60,174
5681	Victoria Point - Poinciana Avenue Park Upgrade	2022	\$440,333
5689	Victoria Point - Sandy Drive Creek Corridor Upgrade	2022	\$74,333
5690	Victoria Point - Schmidt Street Road Reserve Upgrade	2022	\$249,192
5704	Victoria Point - Victoria Point Recreation Reserve Upgrade	2022	\$724,922
5705	Victoria Point - W H Yeo Park Upgrade	2022	\$176,275
5773	Redland Bay - Moogurrapum Creek Corridor - Pelorus Street Upgrade	2022	\$56,635
5777	Redland Bay - Lime Street Wetlands Upgrade	2022	\$87,784
5778	Redland Bay - Azure Park Upgrade	2022	\$134,507
5780	Thornlands - George Thorn Drive Foreshore Upgrade	2022	\$18,406
5819	Thornlands - Ribonwood Street Park Upgrade	2022	\$60,174
5821	Thornlands - Primrose Drive Wetlands Upgrade	2022	\$134,507
5822	Thornlands - Primrose Drive Park Upgrade	2022	\$74,333
5828	Redland Bay - Emperor Drive Bushland Refuge Upgrade	2022	\$44,600
5899	Victoria Point - Bob & Delphine Douglas Reserve Upgrade	2022	\$14,159
5908	Thornlands - Baythorn Drive Nature Belt Upgrade	2022	\$241,405
NDCF1	Multi-Purpose Community Centre (Cleveland) - Cleveland Civic Precinct	2022	\$1,355,908
5578	Pinklands Sporting Complex	2022	\$2,693,002
C4N0	New Sport Park City Redland Bay	2022 - 2032	\$36,377,418
C6N56	New Rec Park T3 Karragarra Island Esplanade	2023	\$828,498
C6N54-5	New Rec Park T3 Golden Sands Foreshore Park	2024	\$966,545
C6N57-9	New Rec Park T3 Trevanna Ave Park	2024	\$567,272
5150	Redland Baseball	2024	\$2,401,304
5487	Redland Bay - Sel Outridge Park Upgrade	2025	\$1,254,455
C4N29	New Rec Park T2 Kinross Road - Kinross Community *	2025	\$2,637,441
C4N29-1	New Rec Park T3 Kinross Road	2025	\$855,988
C4N29-2	New Rec Park T3 Kinross Road	2025	\$855,988
C4N29-3	New Rec Park T3 Kinross Road	2025	\$855,988
C4N32-1	New Rec Park T3 Se Thornlands	2025	\$855,988
C4N35-2	New Rec Park T3 Se Thornlands	2025	\$855,988
5655	Ern And Alma Dowling Sportsfield	2025	\$1,254,455
5400	Redland Softball	2025	\$1,211,979
5048	Alexandra Hills - Wimborne Road Park Upgrade	2026	\$579,796
5337	Karragarra Island - Karragarra Island Foreshore (North) Upgrade	2026	\$249,192

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Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
5340	Karragarra Island - Karragarra Island Urban Habitat Upgrade	2026	\$60,174
5350-21	Lamb Island - Pioneer Park (Lamb) Upgrade	2026	\$134,507
5687	Victoria Point - Rosebud Esplanade Park Upgrade	2026	\$90,615
5703	Victoria Point - Victoria Point Bushland Refuge Upgrade	2026	\$18,406
5751	Wellington Point - Sovereign Waters Foreshore Upgrade	2026	\$90,615
5852	Victoria Point - Cleveland Redland Bay Road Reserve Upgrade	2026	\$141,586
5906	Wellington Point - Bibury Street Road Reserve Upgrade	2026	\$134,507
5924	Russell Island - High Street Nature Belt Upgrade	2026	\$249,192
5930	Russell Island - Vista Street Park Upgrade	2026	\$70,793
5934	Mount Cotton - Baradine Street Park Upgrade	2026	\$193,265
5942	Thornlands - Redland Bay Road Bushland Refuge Upgrade	2026	\$281,049
5947	Macleay Island - Pecan Street Park Upgrade	2026	\$60,174
5948	Macleay Island - Beelong Street Park Upgrade	2026	\$192,557
5949	Macleay Island - Yacht Street Park Upgrade	2026	\$132,383
5950	Russell Island - Toolona Avenue Park Upgrade	2026	\$192,557
5951	Russell Island - Cowderoy Drive Park Upgrade	2026	\$336,975
5952	Russell Island - Monaco Avenue Park Upgrade	2026	\$87,784
5953	Russell Island - Villa Wood Road Park Upgrade	2026	\$266,890
5954	Macleay Island - Aruma Street Park Upgrade	2026	\$282,465
5955	Russell Island - Centre Road Park Upgrade	2026	\$266,890
5956	Russell Island - Cutler Drive Park Upgrade	2026	\$824,740
5957	Ormiston - Hilliards Creek Platypus Corridor Park Upgrade	2026	\$130,967
5958	Birkdale - Harrogate Park Upgrade	2026	\$60,174
5959	Thornlands - Luke Street Park Upgrade	2026	\$263,351
5960	Redland Bay - Gordon Road Park Upgrade	2026	\$60,174
5961	Ormiston - Dundas Street Park Upgrade	2026	\$14,159
5962	Redland Bay - Potts Place Park Upgrade	2026	\$58,758
SDCF4	Multi-Purpose Community Centre (Redland Bay) - Community Well-Being Hub Redland Bay Youth Space	2026	\$2,066,521
5334	Ron Stark Oval	2026	\$716,427
5005	Alexandra Hills - Babiana Street Park Upgrade	2027	\$44,600
5025	Alexandra Hills - Hyde Court Park Upgrade	2027	\$4,248
5038	Alexandra Hills - Princeton Avenue Park Upgrade	2027	\$60,174
5044	Alexandra Hills - Snowdon Street Park Upgrade	2027	\$14,159
5051	Alexandra Hills - Workington Street Park Upgrade	2027	\$60,174
5053	Amity Point - Amity Point Recreation Reserve Upgrade	2027	\$56,635
5083	Birkdale - Goodge Court Park Upgrade	2027	\$104,774

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Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
5087	Birkdale - Juanita Street Park Upgrade	2027	\$249,192
5090	Birkdale - Lachlan Street Park Upgrade	2027	\$70,793
5111	Birkdale - Robinson Park Upgrade	2027	\$4,248
5125	Birkdale - William Taylor Memorial Park Upgrade	2027	\$161,408
5132	Capalaba - Blarney Street Park Upgrade	2027	\$60,174
5133	Capalaba - Bowen Street Park Upgrade	2027	\$60,174
5156	Capalaba - Howletts Road Park Upgrade	2027	\$147,958
5158	Capalaba - Jacaranda Road Park Upgrade	2027	\$14,159
5159	Capalaba - John Frederick Park Upgrade	2027	\$846,394
5161	Capalaba - Jupiter Street Park Upgrade	2027	\$249,192
5167	Capalaba - Lawlor Reserve Upgrade	2027	\$60,174
5168	Capalaba - Little Killarney Park Upgrade	2027	\$18,406
5172	Capalaba - Coolnwynpin Creek Corridor - Macquarie Street Upgrade	2027	\$60,174
5177	Capalaba - Nangando Street Park Upgrade	2027	\$63,006
5179	Capalaba - Quentin Street Road Reserve Upgrade	2027	\$60,174
5190	Capalaba - Tauris Road Park Upgrade	2027	\$314,322
5192	Capalaba - Wentworth Drive Park Upgrade	2027	\$799,963
5194	Capalaba - Winter Memorial Park Upgrade	2027	\$4,248
5209	Cleveland - Bloomfield Street Park Upgrade	2027	\$31,149
5226	Cleveland - Donald Simpson Park Upgrade	2027	\$4,248
5230	Cleveland - G J Walter Park Upgrade	2027	\$53,803
5234	Cleveland - Haggup Street Park Upgrade	2027	\$266,890
5240	Cleveland - Janlaw Street Park Upgrade	2027	\$60,174
5249	Cleveland - Long Street Park Upgrade	2027	\$56,635
5261	Cleveland - Nandeebie Park Upgrade	2027	\$181,230
5265	Cleveland - Oyster Point Park Upgrade	2027	\$179,815
5277	Cleveland - Scott Street Park Upgrade	2027	\$4,248
5296	Cleveland - Vassi Concord Park Upgrade	2027	\$60,174
5305	Cleveland - William Ross Park Upgrade	2027	\$89,907
5579	Wellington Point - Plantation Place Park Upgrade	2027	\$58,758
5605	Thorneside - Alma Street Park Upgrade	2027	\$241,405
5608	Thorneside - Beth Boyd Park Upgrade	2027	\$179,815
5610	Thorneside - Jack And Edna Finney Reserve Upgrade	2027	\$853,058
5618	Thorneside - Gradi Court Park Upgrade	2027	\$253,439
5621	Thorneside - Railway Parade Park Upgrade	2027	\$4,248
5626	Thorneside - Willard-Weber Foreshore Upgrade	2027	\$194,681
5627	Thorneside - William Taylor Memorial Sportsfield Upgrade	2027	\$1,267,277
5722	Wellington Point - Egw Wood Sportsfield Upgrade	2027	\$757,487
5726	Wellington Point - Goodall Street Park Upgrade	2027	\$395,734
5729	Wellington Point - Jacob Street Nature Belt Upgrade	2027	\$14,159

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Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
5731	Wellington Point - Liner Street Park Upgrade	2027	\$104,774
5764	Wellington Point - Wellington Point Recreation Reserve Upgrade	2027	\$438,918
5768	Cleveland - Norm Dean Park Upgrade	2027	\$56,635
5775	Birkdale - Tarradarrapin Creek Corridor - Collingwood Road Upgrade	2027	\$4,248
5801	Thorneside - Willard-Weber Reserve Upgrade	2027	\$194,681
5804	Wellington Point - Saranah Place Park Upgrade	2027	\$70,793
5838	Cleveland - Shelduck Street Park Upgrade	2027	\$60,174
5859	Birkdale - Hardy Road Park Upgrade	2027	\$134,507
5872	Cleveland - Ronnie Street Park Upgrade	2027	\$44,600
5905	Wellington Point - Hilliards Creek Corridor - Bibury Street Upgrade	2027	\$2,125,918
5627	William Taylor Memorial Sportsfields (50 Car Spaces)	2027	\$1,267,277
Total			\$114,545,019

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SC3.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP-01 Priority infrastructure area and projection areas map

Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure

Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure

Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure

Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure

Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure

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Redland City Council draft Local Government Infrastructure Plan Submissions Report (August 2017)

Acronyms

- LGIP – Draft Local Government Infrastructure Plan
- PIA – Priority Infrastructure Area
- LDA – Local Development Area
- LGA – Local Government Area
- Draft City Plan – Draft Redland Planning Scheme
- PIP – Redland Priority Infrastructure Plan 2011
- SEQRP - South East Queensland Regional plan 2009-2031
- DILGP – Department of Infrastructure, Local Government and Planning
- QTT - Queensland Treasure and Trade
- NIEIR - National Institute of Economic and Industry

Submission ID	Grounds of submission	Assessment	Recommendation
1.0 Consultation			
002 003 004	<ul style="list-style-type: none"> • Lack of notice of the draft LGIP. • Council agree to receive and consider supplementary submissions under preparation. • Industry input be sought so that the planned densities, land use and yield provision, infrastructure, PIA and development timeframes are more certain and respond to growth and changing markets. • There has been an absence of consultation with landowners as encouraged in the statutory guidelines for major amendments to a planning scheme. 	<p>Consultation has been an open and transparent process with the community that provided an opportunity to contribute to infrastructure planning in the City.</p> <p>Consultation was undertaken in accordance with Statutory Guideline 01/16 with a formal submission period from 5 July to 16 August 2017. Public notice was given and all relevant information was uploaded to Council's 'Your Say' web site including a mapping portal. Paper copies of the draft LGIP and all extrinsic material was available for inspection and purchase at all major Council service centres. A supporting planning assumptions background report was included in the material. There was an opportunity to ask questions</p>	Not applicable.

		on-line during the submission period.	
2.0 Planning horizon			
002	The LGIP planning horizon should be 15 years to provide clarity around infrastructure planning and funding.	<p>The draft LGIP planning horizon spans from 2016 to 2027. Council originally set the horizon to 2026, however DILGP requested Council expand the timeframe to 2027 to ensure there is a minimum of 10 years by adoption. (2018-2027 is 10 years inclusive).</p> <p>The 10 year planning horizon ensures a closer alignment with Council's Long Term Asset Management Plan and Long Term Financial Forecast as supported by the 10 year Capital Program</p> <p>DILGP was satisfied with the 10 year planning horizon following the first State interest review.</p>	No change.
3.0 Population and dwelling assumptions			
<i>3.1 2016 Census data</i>			
002	<p>Variance between dwelling and population numbers used and the 2016 census:</p> <ul style="list-style-type: none"> • The LGIP overestimates 6,656 people compared to the 2016 census. • The LGIP underestimates residential dwelling by 5,919 compared to the 2016 census. • 2016 census date conflicts the OSGO projections for 2026-2041. • Population predictions for Double Jump Road area (post 2027) are significantly lower than the PIP, population yield should be in line with the SEQRP density targets (15 dwellings per hectare). <p>Request Council seek a population projections update from the State Government based on the 2016 census and undertake a revised population and dwelling projection.</p>	<p>The draft LGIP planning began immediately after the former PIP came into effect in 2012.</p> <p>The 2016 census data was not released until June 27, 2017 after the draft LGIP had progressed through the first compliance check and Minister's review.</p> <p>The assumptions behind the draft LGIP were the most current available at the time. Requesting a revised population and dwelling projection this late in the process is not reasonable, practical or required under the Statutory Guideline 03/14.</p> <p>The draft LGIP will be reviewed and amended at least every 5 years to consider new and revised data. Where appropriate, interim amendments may also be considered to keep the plan contemporary.</p> <p>It should also be noted that the 2016 Census shows total occupied private dwellings in the City at 52,446. The draft LGIP is marginally higher than this figure, not the underestimation stated in the submission.</p>	No change.

3.2 Growth modelling scenarios			
002	Higher and lower growth scenarios should be tested to ensure Council understands and is prepared for the financial obligations of growth.	The growth assumptions modelled are consistent with the Statutory Guideline 03/14. The projections are based on a combination of the 2011 and 2015 medium series population and dwelling projections by QTT.	No change.
3.3 Giles Consulting Land Supply Report 2014			
003	<p>Material relied upon by the submitter claims the LGIP assumptions overstate future land and housing supply, while understating demand. The material makes the following observations in relation to an assessment of the 2013 QTT Broadhectare Study and 2014 Urbis projections:</p> <ul style="list-style-type: none"> • The very higher dependence on the smallest parcels of land for future supply; • The very low availability of large parcels of land; • The extremely high conversion rate from Theoretical to Expected yield; • The very high dependence on higher density residential development; • The use of dwelling occupancy rates that do not reflect long term trends; • The apparent lack of an allowance for unoccupied dwellings. 	<p>The Giles Consulting Land Supply Report 2014 relied upon by the submitter is dated, contains inaccuracies and is subjective.</p> <p>It references QTT and Urbis projections that have been superseded. The draft LGIP is drawn from the 2016 Urbis and 2015 QTT projections as detailed in the Background Planning Assumptions Report.</p> <p>The Giles Consulting Land Supply Report 2014 was prepared for the Shoreline Estate preliminary approval application, which following permit approval, has now added some 4,000 future dwellings to broadhectare supply.</p> <p>It does not recognise the requirement for local governments to achieve housing consolidation targets under the SEQ Regional Plan. Currently, only 4,700 expansion dwelling units are required for the Redlands to 2041.</p> <p>The data comparison with other local governments does not take into account the high level of constraints to broadhectare land in the Redlands, which contribute towards consolidation by necessity. These factors were taken into account as part of QTT's broadhectare analysis and assumptions underlying the current and superseded regional plans.</p> <p>Importantly, as at June 2017 QTT figures indicate that the Redlands still maintains a broadhectare stock of 416 hectares achieving a dwelling yield of 7,258 dwelling units under a medium scenario. 35% is identified as suitable for standard urban density residential development beyond the 10 plus year horizon.</p>	No change.

		<p>The report inaccurately states that the Redlands has an overly high conversion efficiency compared to other SEQ metro local governments. The underlying assumption of the Urbis 2012 projections state that 15% of the yield for parcels between 1,500 and 5,000sqm is lost within the planning horizon. This is consistent with other councils.</p> <p>The theme raised in the report that smaller land parcels are not cost effective to develop is inaccurate as a significant proportion of residential redevelopment in the city is small yield reconfigurations. This is supported by lot approval data over the last three years which shows the leading project size category, in terms of number of projects, was projects of 1 to 2 lots, with 70 projects alone approved in 2017, representing 79% of total projects approved. Projects of 21 to 50 lots representing only 50% of total lots approved (source: QTT Residential land development activity profile - Redland LGA June 2017).</p> <p>Similarly, the claim that home ownership barriers are entirely a supply side problem is not supported by the documented evidence, including that of the productivity commission.</p> <p>The 2016 Urbis projections that were used to inform the draft LGIP are not only benchmarked to the 2015 QTT projections but also the variable occupancy rates assumed in the State data.</p> <p>While the 2016 Urbis modelling used to inform the draft LGIP infrastructure demand models did not directly address unoccupied dwellings in the projections, 2016 census data indicates there has been no change in the unoccupied dwellings of 9% from the 2011 census. This indicates the stock of unoccupied dwellings is static and not an outlier that would weaken the veracity of the Urbis projections.</p>	
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3.4 Land and housing supply and demand			
003	<ul style="list-style-type: none"> Submission advice is that unoccupied dwellings account for about 10% of the Redland housing stock, whereas the planning assumptions report concludes that all dwellings are occupied. LGIP understates demand by about 10%. Forecasting occupancy rates is difficult. E.g. the planning assumptions for Victoria Point project detached dwelling occupancy rates to fall from 3.21 in 2016 to 2.87 in 2031. It is hard to reconcile this relatively small decline as the projected age Victoria Point age population from 2016 to 2031 that will see those 60 years and over accounting for 82% of the increase in the population. Given the projected ageing in the majority of Redland City SA2s and the predominance of detached housing, submission advice is that it is difficult to see that detached housing occupancy rates would not fall faster than those assumed. 	<p>Refer to Assessment of Theme 3.3 concerning the issue of unoccupied dwellings.</p> <p>Occupancy rates used in the 2012 and 2016 Urbis projections have been benchmarked to 2015 QTT rates.</p>	No change.
003	<ul style="list-style-type: none"> The Planning Assumptions report assumes a 55% increase in the number of detached dwellings on the Redlands Islands from 2016 to ultimate development and 38% by 2031. If this allocation was not achieved due to socio demographic, economic and transport constraints, 2,000 detached dwellings would need to be relocated elsewhere. The Redland Islands additional housing forecast is much higher in the Assumptions report than the supporting land and housing report used to validate the "<i>Planning Assumptions Redland City Land Supply Review</i>", Urbis, November 2012. 	<p>If the 2,000 detached dwellings were not delivered across the Redland Islands, the balance could be absorbed by the approximately 4,000 proposed dwellings (primarily detached) planned for the Shoreline master planned community (Shoreline did not form part of the draft LGIP projections). 2013 Broadhectare Study data used in the preparation of the SEQ Regional Plan 2017 also shows that an estimated 2,800 expansion dwelling capacity remains for the Redlands at 2041.</p> <p>The Redland Islands additional housing forecast is higher in the Planning Assumptions report as it takes into consideration the "<i>Population, Dwelling and Employment Forecasts</i>", of the Urbis May 2016 population, employment and dwellings forecasts using a combination of the 2011 and 2015 projections released by QTT.</p>	No change.
003	<ul style="list-style-type: none"> The <i>Urbis 2012 Land Supply Review</i>: Considers in scenario 1 that the Double Jump Area would be 	The Double Jump Road area requires structure planning under both the current IPA 2006 scheme and draft City Plan 2015. Both plans	No change.

	<p>contributing 540 detached and 634 attached dwellings to supply in the period 2017 – 2012.</p> <ul style="list-style-type: none"> • Considers scenario 2 that the Double Jump Area shall make 540 detached and 634 detached dwellings available for supply in the period 2016-2021 (see page 42). • Does not contain a scenario in which Double Jump Road is developed in 2027 or later. This is significant as it directly contradicts the 2027 date that Council now adopts. 	<p>require the efficient provision of urban infrastructure to justify urban development of the area. As Council has not approved a structure plan to this point, it is not known what land uses or development yield is planned to be achieved and what infrastructure servicing response needs to be made. Further, the State’s broadhectare estimates supporting the current SEQ Regional Plan growth (Appendix B to Background Paper 1) demonstrates that there is sufficient expansion capacity within the next 10 years without the area. Medium series broadhectare stock is currently (June 2017) at a dwelling yield of 7,258 with Regional Plan expansion forecast at 4,700 additional dwellings at 2041. A 4,056 dwelling yield is achievable in the first 10 years according to the broadhectare land supply data. This does not take account of the addition of some 4,000 dwellings from the Shoreline approval. Consequently, limited growth applicable to the underlying non-urban use of the land was included up to 2027. The Double Jump Road Local Development Area (LDA) is currently out of sequence in terms of planning for land use and infrastructure.</p> <p>The 2012 Urbis projections sequencing mapping identifies the Double Jump Road LDA as predominantly in the period 2026 to 2031. The 2016 Urbis projections include growth for the Double Jump LDA post 2027. Schedule 3 ‘Local government infrastructure plan supporting material’ Table SC3.1.1 – ‘Existing and projected population’ and Table SC 3.1.4 – ‘Existing and projected residential dwellings’ allow for growth in the area in the years 2031 to 2041 based on 2015 QTT data. This is also recognised in Table 3.2 of the 2016 Urbis projections which identify an additional population of 1,775 people with 460 detached and 209 attached dwelling units.</p>	
003	The yield for the Double Jump Road area has been underestimated by approximately 2000 dwellings.	Refer to previous Assessment.	No change.

4.0 Draft Redlands planning scheme and nexus to draft LGIP			
002 003	<ul style="list-style-type: none"> • Draft Planning Scheme should be amended to permit lots less than 400m2 in appropriate circumstances. • Increase infill development to address projected declining population and infrastructure efficiency. • Low amount of developable land greater than 10ha which limits development efficiency and integrated development. • Regional Plan and Shaping SEQ requires balance of greenfill and infill to supply the development industry. Lack of balance between infill and greenfield product within PIA with only SE Thornlands and Kinross Road precincts providing greenfield product. 	<p>Refer to Assessment of Theme 3.3 concerning the issue of expansion and consolidation, and broad hectare supply. Development is guided by the planning scheme instrument not the draft LGIP.</p> <p>The submission matters have raised outcomes of the future planning for the draft City Plan. The draft LGIP does not guide development independent of the planning scheme. The draft LGIP provides the necessary infrastructure to support the planned growth outcomes of the draft City Plan. These are not relevant grounds.</p>	No change.
5.0 Priority Infrastructure Area			
002 003 004	<ul style="list-style-type: none"> • Development applications on behalf of Edgarrange Pty Ltd and Sutgold Pty Ltd (ROL006166) and Ausbuild (ROL005912) have been submitted to Council for assessment over land within the Victoria Point LDA. Developer lead structure plans form part of these development applications for consideration by Council. • The Victoria Point LDA has been included in the urban footprint and included within the broad hectare dwelling calculations. Suitable for urban development within next 15 years. • Edgarrange Pty Ltd and Sutgold Pty Ltd intend to commence construction in 2018 with the development of the application site and other holdings within the LDA to be completed by 2025-28. • Developer planned staged provision of infrastructure would be prejudiced by the omission in the PIA and could not be viewed as an appropriate or proper discharge of Council's functions under the <i>Planning Act</i>. 	<p>Active applications are with Council for the two sites mentioned in the submission matters. Both applications have been lodged and are required to address the superseded SEQRP outcomes for local development areas. Under the SEQ Regional Plan, Division 3.2 requires that subdivisions within a development area must be consistent with the future planning intent for the area. Under the current Redlands Planning Scheme 2006 the sites are zoned rural. Development for urban purposes is therefore only suitable where comprehensive planning is undertaken to justify the conflict with the scheme. This is recommended to take the form of a structure plan for the LDA.</p> <p>At present both applications are responding to information requested by Council regarding comprehensive structure planning for the location. Council has acknowledged the future growth of this location in the long-term planning horizon of the draft City Plan by recommending the land be included in the Emerging community zone. The applications will need to demonstrate how comprehensive planning can occur for the LDA area and coordinate infrastructure delivery.</p> <p>The LDA is not necessary to support the growth of Redland City and</p>	No change.

	<ul style="list-style-type: none"> • Include the Double Jump Road Local Development Area within the PIA 	remains subject to comprehensive structure planning. The planning horizon contained within the draft LGIP reflects the draft City Plan. The site is not recommended to be included within the PIA.	
002	Areas left out of the PIA (such as Double Jump Road LDA and Shoreline) can restrict logical and appropriate development outcomes or substantially add to the costs of providing housing.	<p>The Shoreline master planned community in Southern Redland Bay forms part of a nominated area in the draft City Plan Strategic Framework.</p> <p>The Double Jump Road LDA requires comprehensive structure planning in order to be considered suitable for urban development.</p> <p>The PIA contains sufficient developable land to accommodate the region growth assumptions within the planning horizon until 2027.</p>	No change.
004	Development application by Ausbuild (ROL005912) proposes to construct sewer upgrade to service development providing a net benefit to the community.	Application ROL005912 is under assessment by Council. The draft LGIP cannot pre-empt the decision making process. The application remains subject to assessment for determination by Council. This is not a relevant consideration.	No change.
6.0 Background studies			
003	<ul style="list-style-type: none"> • Explain why the <i>Broadhectare Study for Redland City 2013</i> ("the <i>Broadhectare Study</i>") and Urbis Redland Residential Land Supply Review 2014 ("<i>the 2014 Review</i>") are not referenced in Council's Background Report. • The planning assumptions failed to consider the Urbis <i>Redland Land Supply Review, 2014</i>. 	<p>Refer also to Assessment of Theme 3.3 concerning the issue of unoccupied dwellings.</p> <p>The Urbis Redland Residential Land Supply Review 2014 ("<i>the 2014 Review</i>") projections have been superseded by the <i>Population, Dwelling and Employment Forecasts, Urbis, May 2016</i> that is referenced in Council's planning assumptions background report to the draft LGIP.</p> <p>The 2014 Urbis projections were developed with reference to the 2013 QTT projections, whereas the more contemporary and relevant 2016 Urbis projections used for the draft LGIP were aligned to the current 2015 QTT (medium series) dataset. The 2013 QTT edition projections were based on data from the 2011 Census of Population and Housing and demographic information available at the end of 2013. Population growth in Queensland has moderated since the release of the 2013 QTT edition, primarily due to lower than expected overseas and interstate migration. As a result, the 2015 QTT edition medium series projections which</p>	No change.

		<p>updated the 2011 base population to 2014 estimates show a smaller population broadly throughout Queensland over the projection horizon relative to the 2013 QTT edition. The 2015 QTT edition used the more contemporary land supply capacities to allocate dwellings to population based on:</p> <ul style="list-style-type: none"> • vacant lots; • assumptions about the likely location and timing of infill; • recent land subdivision and dwelling construction activity; and • areas of greenfield land and their expected dwelling density and development timing. <p>Consequently, the available land stock based on dwelling projections set against updated demand arising from the 2015 population estimates indicate that there is more supply than identified in the 2013 QTT Broadhectare Study. Further, this study had no specific timing for the Double Jump Road LDA with other areas accounting for the necessary land availability within the timeframe of 10 plus years. The Double Jump Road LDA is therefore not currently needed for supply within the 2027 horizon of the draft LGIP.</p> <p>As the 2016 to 2027 planning assumptions were based on the 2011 QTT projections (as there was only a minor difference to the 2015 QTT projections) the planning assumptions relied on the corresponding <i>Redland City Land Supply Review, Urbis, November 2012</i> that focussed on 2011-2031. Whereas the <i>Urbis Redland Land Supply Review, 2014</i> extended the planning horizon to 2041.</p>	
003	Councils assumption of an almost 100% conversion from theoretical to actual development is significantly out of line with other LGAs.	<p>The conversion assumption is underpinned by the Shoreline master planned community which did not form part of the draft LGIP projections that is forecast to provide an additional 4,000 dwellings. The uptake of these additional dwellings would significantly lower the conversion rate from the stated 100% and reflect that of surrounding LGAs.</p> <p>The conversion assumption is also consistent with the Statutory Guideline 03/14.</p>	No change.

003	<ul style="list-style-type: none"> Clarify why a combination of 2011 and 2015 Queensland population projections were used. Clarify why Council used 2011 projections up to 2026 and then 2015 projections for beyond 2026. 	<p>Significant progress had been made in the development of infrastructure Demand Modelling based on 2011 projections prior to the release of the 2015 QTT projections. Consequently, Urbis was asked to consider the relationship between the 2011 QTT projections, the Redland City Land Review, Urbis November 2012 and the 2015 QTT projections. Recognising the 2015 projections were only slightly lower than the 2011 projections, Urbis determined the estimates for the 2011 to 2026 were still valid and could reasonably be used for infrastructure planning purposes.</p> <p>The 2015 QTT projections were used for 2026 to 2041 as Urbis considered that the variation between the 2011 and 2015 projections for this period of enough significance to use the 2015 predictions.</p>	No change.
003	Clarify why the planning assumption report did not use the Queensland Treasury Employment projections as used by the 2017 SEQ Plan for employment figures.	The NEIR prepared employment forecasts in 2015 for the Redlands on behalf of the South East Queensland Council of Mayors. Urbis adopted the NIEIR projections in conjunctions with the ABS 2011 Census Place of Work data in favour of the QTT projections. The State approved the NEIR projections as part of the first compliance check.	No change.
005	Remove the “Redland City Centres & Employment Strategy Review”, Urbis 2013 from the LGIP Extrinsic Material.	Agree to remove the “Redland City Centres & Employment Strategy Review”, Urbis 2013 as does not form part of the LGIP Extrinsic Material.	To be removed from the draft LGIP.
7.0 Mapping			
003	PIA map be amended to provide legibility at lot level to be compliant with the statutory guideline (MGR, section 20.2)	Mapping is consistent with the requirements of Statutory Guideline 03/14 and has progressed through the first compliance check and Minister’s review. Lot level detail is however provided beyond the statutory requirements in the form of Council’s electronic online spatial information program. This is available to all users electronically.	No change.

005	<p>Review the draft Local Government Infrastructure Plan mapping and correct all anomalies/errors prior to re-submission for second state interest check, including but not limited to,</p> <ul style="list-style-type: none"> a. The extent of Serpentine Creek Road mapped as a local road; b. Appropriate mapping terminology for the southern bay Moreton bay islands (SBMBI); c. Legend display errors; and d. Any duplication of a unique map reference. 	Agree to amend the draft LGIP mapping anomalies/errors.	Change the network mapping for the draft LGIP.
8.0 Schedule of Works			
002 003	<p>Council is to reinstate the infrastructure included within the PIP to service the Victoria Point LDA within the LGIP.</p> <ul style="list-style-type: none"> • Double Jump Road upgrade - \$18.88m (PIP mP19) • Bunker Road Park – Land - \$1.5m, embellishments - \$51,213 (PIP VPRP18) • Double Jump Road – Land - \$1.5,, embellishments - \$51,213 (PIP VPRP19) • Double Jump Road Sewer Pump Station - \$259,360 (PIP FPS8). 	<p>The PIP came into effect in 2012. The infrastructure items stated in the submission matters have been amended or removed from the draft LGIP schedule of works.</p> <ul style="list-style-type: none"> • Double Jump Road upgrade remains in the draft LGIP however the desired standard of service has been revised based on Councils analysis of the greater road network. The draft LGIP includes a seal widening of Double Jump Road which is the necessary standard of infrastructure to be delivered to service the catchment developable areas under the draft City Plan and the draft LGIP PIA. • The Bunker Road Park and Double Jump Road Park as stated in the submission matter have been removed from the draft LGIP. The parks were included in the PIP to service the existing urban areas of Victoria Point as stated in the Redland Open Space Strategy 2026, and were not intended to service the LDA. Standards of service for this location have been revised and the parks are not considered to be necessary infrastructure and subsequently removed from the draft LGIP. • Double Jump Road Sewer Pump station as stated in the submission matter has been removed from the draft LGIP and draft Netserv Plan. Redland Water’s updated network modelling has determined this infrastructure is no longer required. 	No change.
003	Explain change in cost of infrastructure item. PIP P38 is an item for the upgrade of Pitt Road / Nelson Road intersection and is	The PIP in its assumptions for the transport network provided a high contingency cost of 40%. The draft LGIP has set the values of	No change.

	costed at \$740,000. That item in the LGIP is identified as having a value of \$502,687 (item TR-P-17).	all future trunk infrastructure works at the base date of the planning horizon with contingencies at 25%. The value in the draft LGIP is correct and consistent with the costing methodology applied under the Statutory Guideline 03/14.	
005	Amend the Kinross Road trunk sewer network mapping/SOW to include: <ul style="list-style-type: none"> FPS_A - Emergency storage - \$263,230 FPS_A Pump station - \$263,230 	Agree to amend the Kinross Road trunk sewer network mapping/SOW to include FPS_A as this was incorrectly removed from the PIP to draft LGIP.	Change the schedule of works and network mapping for the draft LGIP and draft Netserv Plan.
001	Infrastructure servicing Russell Island: <ul style="list-style-type: none"> future bridge and road connections; and additional road upgrades for barge landing sites. 	The State Government is responsible for the approval, funding and construction of a mainland to Russell Island bridge. Redland City Council has previously lobbied the State to consider a bridge between the mainland and Russell Island in the South East Queensland Infrastructure Plan and Program, however at this point in time the State has not considered the request. The road infrastructure in proximity to the barge landing areas meets the desired standards of service, with any future road upgrades/maintenance being funded through Councils Capital Works Budget.	No change.
Desired Standards of service			
005	Include the following provision in Part 4 – Local Government Infrastructure, 4.3.5(1)(c) as (xi): (xi) the land is constrained by environmental protection through a planning instrument; This provision is a necessary additional delivery standard to ensure parks and land for community facilities can deliver the desired standards of service. Provision is consistent with the draft Redlands Planning Scheme, repealed Statutory Guideline 03/14 & 01/16 and all relevant Acts and planning instruments.	Determined to be a necessary delivery standard to ensure the usability of parks and land for community facilities can deliver the desired standards of service.	Change to include additional desired standard of service for parks and land for community facilities in draft LGIP.
General submission matters			
003	The LGIP fails to give consideration to the impact of Council's proposed district sporting fields at Heinemann Road on the surrounding road network.	The LGIP as part of the Public parks and land for community facilities network considered in the extrinsic material the Redland Sport Land Demand Study 2016. Council in response to this	No change.

		strategy has strategically acquired land at 277-293 Heinemann Road. The land with its recreational potential and environmental values will support future demand for sporting facilities in the Redlands while also protecting a significant area of natural habitat. The purpose and function of the land is currently subject to a detailed planning study to determine the best use of the site and provide recommendations for a future program of works. Any impact from traffic to the site on the surrounding road network will be considered as part of the detailed planning assessment with works recommendations made accordingly. Road improvement works are not included in the LGIP as the extent of traffic impacts are not known until the purpose and function of the land is determined through a detailed planning assessment. The unknown extent of any road improvement works are therefore not necessary infrastructure for the purposes of the LGIP.	
001	Increase passenger and services. Transport providers to the islands are operating under a monopoly arrangement.	Not in the scope or part of the function of the draft LGIP under the Statutory Guideline 3/14.	No change.
Administration matters			
005	Review the draft LGIP document and correct all anomalies/errors prior to re-submission for second state interest check, including but not limited to, a. Trunk collector to Major collector in the SOW table SC 3.2.4.	Agree to amend all anomalies/errors in the draft LGIP document prior to re-submission for second state interest check.	All anomalies/errors have been amended in the draft LGIP.

Appendix D – LGIP Checklist

Appendix D is part of Statutory Guideline 03/14 – Local government infrastructure plans

Review principles:									
<ul style="list-style-type: none"> A reference in the checklist to the LGIP Template is taken to include a relevant reference to the SPA, statutory guideline for LGIPs, statutory guideline for MALPI or the Queensland Planning Provisions (QPP). Compliance requirements are not limited to the requirements listed in the checklist. 									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP guideline outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation and statutory guideline for LGIPs	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	LGIP sections are ordered in accordance with the LGIP template	Yes	LGIP sections are ordered in accordance with the LGIP template	NA	LGIP may proceed
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP sections are correctly located in the planning scheme.	NA	LGIP may proceed
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The content and text complies with the mandatory components of the LGIP template.	Yes	The content and text complies with the mandatory components of the LGIP template.	Reference to website must be inserted when LGIP is inserted into planning scheme	LGIP may proceed
		4.	Text references to numbered paragraphs, tables and maps are correct.	Yes	Text references to numbered paragraphs, tables and maps are correct.	Yes	Text references to numbered paragraphs, tables and maps are correct.	NA	LGIP may proceed
	Definitions	5.	Additional definitions (to those in the QPP) do not conflict with statutory requirements.	Yes	Additional definitions to QPP are proposed for: <ul style="list-style-type: none"> Equivalent person Impervious area Planned density Vehicle trips per day These definitions do not conflict with statutory requirements. An amendment to the net developable area QPP definition to replace Priority infrastructure plan with Local government infrastructure plan is simply to update the reference to the current name of the document.	Yes	The additional definitions are either consistent with the QPP or do not conflict with the QPP or other statutory requirements.	NA	LGIP may proceed
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The Preliminary section is consistent with the LGIP template	Yes	The Preliminary section is consistent with the LGIP template.	NA	LGIP may proceed
		7.	All five trunk networks included in the LGIP. If not, which networks are excluded? Why have these networks been excluded?	Yes	All five trunk networks are included in the LGIP.	Yes	All five trunk networks are included in the LGIP.	NA	LGIP may proceed
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The drafting of the planning assumptions section is mostly consistent with the LGIP template except for: <ol style="list-style-type: none"> The insertion of "and the network planning horizon" in clause 4.2.3(a) 	Yes	The planning assumptions section has been drafted in accordance with the LGIP template. The only exception to this is 4.2.2(1) which provides a definition of the developable area with reference to the planning	NA	LGIP may proceed

					The omitting of the reference to a developable area map in clause 4.2.2(1) and replacement with a definition of the developable area (<i>"The developable area is land zoned for urban purposes not affected by the development constraints stated in Table 4.2.3—Development constraints."</i> And insertion of a new Table 4.2.3. The former of these changes helps in the understanding of the projection years, and the latter removes the need to prepare a new map which is simply a conglomeration of existing planning scheme overlay maps by simply referencing the same overlays in the inserted table. These changes help in the understanding and are generally in keeping with the LGIP template.		scheme overlays rather than a developable area map. This change to the template enables the developable area to be explained more effectively and is considered acceptable.		
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	All projection areas are shown on relevant maps and vice versa. The PIA boundary and outside PIA are shown on the relevant maps and vice versa.	Yes	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	NA	LGIP may proceed
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant PFTI maps and vice versa.	Yes	All catchments are shown on relevant maps and vice versa.	Yes	All catchments are shown on relevant maps and vice versa	NA	LGIP may proceed
	Planning assumptions - methodology	11.	The population and dwelling projections reflect those prepared by the Qld Government Statistician (as available at the time of preparation).	Yes	The Urbis compiled population and dwelling data was benchmarked to QTT 2015 projections.	Yes	The original residential projections produced by Urbis in 2012 were based on the QGSO 2011 edition projections. These original projections were later updated by Urbis in 2015/16 based on the 2015 QGSO edition projections of residential population and dwellings and the 2015 National Institute of Economic and Industry Research (NIEIR) employment forecasts for Redland City.	NA	LGIP may proceed

						As part of this update, it was determined that the original 2012 projections of population adequately reflected the new 2016 projections of population between 2011 and 2026. Hence the only difference between the original 2012 Urbis projections and the updated 2016 projections is the projections post 2026.			
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	Yes	<p>Employment and non-residential development projections are based on the following data sources:</p> <ul style="list-style-type: none"> • NIEIR Scenario 2 (2015); • ABS 2011 Census Place or Work; • Inventory of total, vacant and inconsistent use of employment generating land in the City; • Current and approved development applications; and • Dwelling and population projections. 	Yes	<p>Urbis prepared projections of employment based on the 2015 National Institute of Economic and Industry Research (NIEIR) employment scenario 2 forecasts for Redland City and the ABS 2011 Census Place of Work data.</p> <p>These were calibrated against the existing level of development, an inventory of total, vacant and current inconsistently used employment generating land in Redland City local government area as well as Current and approved development applications for employment generating developments in Redland City local government area from July 2011 to present.</p> <p>RCC benchmarked GFA conversion rates against Brisbane's conversion rate (sqm GFA/employee) for the 'City – remainder' and various centres to come up with retail (77), Commercial (25), Industrial (115) and Community (72) which is made up of Urbis health and education sectors. RCC also used local knowledge and sampled a couple of Redland centres to compare actual 2011 GFA to existing</p>	NA	LGIP may proceed

						<p>employment. The retail rates reflects a predominant large format retail composition in most Redland centres.</p> <p>These conversion rates are considered appropriate and are within accepted ranges.</p>			
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	<p>The developable area is defined as land zoned for urban purposes not affected by the development constraints:</p> <ul style="list-style-type: none"> -Erosion prone areas -Matter of state environmental significance -Matter of local environmental significance -Drainage constrained land* -Defined storm tide event* -Defined flood event* <p>Note—* except where the land is zoned for residential, commercial or industrial purposes.</p> <ul style="list-style-type: none"> -Very high landslide hazard -High landslide hazard -Water supply pipeline buffer -Water quality facility buffer -Waterway corridors and wetlands 	Yes	Yes. The developable area excludes land affected by constraints in accordance with planning scheme codes.	NA	LGIP may proceed
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes	<p>Planned densities reflect the yield available under the draft City Plan as notified, and benchmarked to current:</p> <ul style="list-style-type: none"> • Dw per hectare; and • Plot ratios. 	Yes	<p>The future densities reflect realistic levels and types of development for each of the zones and precincts and have been determined based on planning scheme provisions (including zoning provisions and overlays), the SEQ Koala Habitat Values Mapping 2010 and current development trends (see Urbis 2012 report).</p> <p>The planned densities stated in Table SC3.1.3 are considered to reflect realistic levels and types of development for each area classification.</p>	NA	LGIP may proceed

		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	Planned densities reflect the yield available under the draft City Plan for preferred uses in zones/precincts.	Yes	The planned densities stated in Table SC3.1.3 reflect realistic yields taking into consideration land required for local roads and other infrastructure.	NA	LGIP may proceed
		16.	The population and employment projection tables identify “ultimate development” in accordance with the QPP definition.	Yes	The population and employment projections at ultimate development have been calculated in accordance with the planned densities in the LGIP and the draft City Plan.	Yes	Population and employment projections have been provided for ultimate development. These have been calculated having regard to the realistic densities that can be achieved on premises.	NA	LGIP may proceed
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	Yes	The projection tables and supporting information allow the remaining capacity to accommodate growth in each projection area to be verified.	Yes	The projection tables and supporting information allow the remaining capacity to accommodate growth in each projection area to be verified. Some projection areas are projected to experience a minor decline in population capacity over time due to projected decreases in average occupancy rates.	NA	LGIP may proceed
		18.	The planning assumptions reflect an efficient, sequential pattern of development.	Yes	Sequencing maps demonstrate no further expansion to the urban area that was identified to be serviced under the existing PIP/LGIP	Yes	The planning assumptions reflect an efficient pattern of growth and includes growth in areas where development has been approved. Projected growth in the Toondah Harbour and Weinam Creek PDAs has been taken into consideration in the preparation of the planning assumptions. These PDAs are located adjacent to existing urban areas and are projected to accommodate some employment growth. The Redland Bay South Investigation Area (known as Shoreline through the development application submitted in 2014) is not zoned for urban purposes under the draft City Plan and	NA	LGIP may proceed

						is outside the urban footprint. There is a preliminary approval over this area and an infrastructure agreement that requires the development to provide its own wastewater transport and treatment due to very high servicing costs. For these reasons, this area was left outside the PIA and development was not projected to occur prior to 2027.			
		19.	Has the Department of Transport and Main Roads or any relevant distributor-retailer been consulted in the preparation of the LGIP? What was the outcome of the consultation?	Yes	Only TMR is relevant. TMR was consulted on 1 May 2015 and provided a copy of a Transitional Interim LGIP Amendment package which included forecasts and assessments that provided for an update of the roads schedule of works in the existing PIP. Council did not proceed with this interim amendment but the local road component is mirrored in the draft LGIP. TMR's Program Delivery and Operations Metropolitan Region reviewed and subsequently supported the amendment (ref. email response).	Yes	The Department of Transport and Main Roads was consulted in the preparation of the LGIP and has supported the proposed road program. RCC has provided an email from DTMR dated 4/06/2015 to confirm that the proposed SOW in this draft LGIP is supported. There is no water distributor-retailer for the Redland local government area.	NA	LGIP may proceed
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	Yes	Demand projections are derived from projections of population and employment growth by applying relevant conversion factors as necessary.	Yes	Transport Network – Transport network models were prepared for 2011 based on existing level of development from ABS data and the 2012 Urbis projections of population and employment for 2031. However the VLC projections are slightly lower than that projected by Urbis at 2031, with a total population of 179,450 people. This compares very well against the updated Urbis projection for 2031 of 180,923. In terms of employment, the	NA	LGIP may proceed

						<p>updated Urbis projection was 45,294 at 2031. Whereas the VLC target employment in 2031 was 48,906. This represents an additional 3,600 jobs at 2031.</p> <p>The Veitch Lister 2014 (Redland City Council: Road Infrastructure Planning – Traffic Forecasts and Assessments) reviewed the previous (2011) Urbis employment projections, noting the total jobs only included those jobs within the Census “Place of Work” database and not jobs for which the location was “Not Stated”, ‘Undefined’ or had ‘No Fixed Address”.</p> <p>VLC’s practice is to apportion the extra jobs of ‘uncertain location’ over the top of those which the location was stated, in turn raising the number of jobs. This is appropriate as these “footloose” jobs which do not generate urban development, they do create additional trips on the network.</p> <p>Total vehicle trips were determined for 2016, 2021, 2026, 2027 and ultimate based upon the adopted projections of population and employment growth.</p> <p>Water supply and sewerage networks- The water supply network and sewerage network demand projections were derived using the existing level of development and the updated Urbis projections of population and employment/GFA.</p> <p>Stormwater network – The infrastructure demand projections for the</p>		
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						<p>stormwater network outside the growth service catchments were calculated based on the existing level of development and the ultimate level of development based on the zoning of the catchment. The timing of growth up to the planning horizon was determined based on the projections of residential and non-residential growth within the catchment.</p> <p>The infrastructure demand projections for the stormwater network outside the growth service catchments were calculated based on the existing level of development and the projections of residential and non-residential growth.</p> <p>Parks and LFCF network- Parks demand is population driven. The Open Space strategy to service demand was based on the 2012 Urbis projections (2011 QGSO projections). These projections assumed a 2026 population of 174,346. The final updated Urbis projections adopted the 2012 projections for growth up to 2026 and only changed projections after 2026. Hence the adopted population projection for 2026 is 174,346. The demand projections for the parks network were based on the adopted projections of population growth.</p> <p>The above methodologies are considered to provide appropriate projections of infrastructure demand across the networks.</p>		
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		21.	The demand generation rates align with accepted rates and/or historical data.	Yes	Demand generation rates stated in Table SC3.1.3 were calculated by applying conversion rates to the planned densities for each area using best practice industry standards and local historical data.	Yes	The demand generation rates stated in Table SC3.1.3 reflect best practice industry standard conversion rates or local historical data.	NA	LGIP may proceed
		22.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Yes	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Yes	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	NA	LGIP may proceed
		23.	The service catchments for each network cover, at a minimum, the PIA.	Yes	The service catchments for the water supply, stormwater, transport and stormwater networks cover the PIA at a minimum. However, the service catchments for the sewerage network do not cover some areas of low density residential inside the PIA. These areas were nonetheless included in the PIA because they are provided with the other 4 infrastructure networks.	Yes	The infrastructure service catchments cover the PIA with the exception of the sewerage network. The service catchment for the sewerage network does not entirely cover the PIA due to some areas of low density residential not being provided with sewer. These areas have nonetheless been included in the PIA because they are serviced by the other 4 networks. To exclude these areas from the PIA would misrepresent the infrastructure servicing intention for these areas. This is considered to be reasonable position for RCC to adopt.	NA	LGIP may proceed
		24.	The Asset Management Plan and Long Term Financial Forecast align with the LGIP projections of growth and demand. If not, is there a process underway to achieve this?	Yes	RCCs LTAMP contains statements of citywide population projections at 2021 and 2031. These citywide projections are similar (but not the same) as those stated in the draft LGIP. The LTAMP does not include projections of demand.	Yes	RCCs LTAMP contains statements of citywide population projections at 2021 and 2031. These citywide projections are similar (but not the same) as those stated in the draft LGIP. The LTAMP does not include projections of demand. RCC has advised that there is a process underway to achieve alignment between the projections of growth and demand in the LTAMP and its LGIP in its letter dated 2 March 2017.	NA	LGIP may proceed

							RCC has provided its Financial Strategy which includes extracts from its LTFF. This document does not include projections of population growth and demand. Consequently, it is not possible to determine whether there is alignment with the LGIP. RCC has advised however that there is a process underway to achieve alignment between the projections of growth and demand in the LTFF and the LGIP in its letter dated 2 March 2017.		
Priority infrastructure area (PIA)	25.	The drafting of the PIA section is consistent with the LGIP template.	Yes	The drafting of the PIA section is consistent with the LGIP template.	Yes	The drafting of the PIA section is consistent with the LGIP template.	NA	LGIP may proceed	
	26.	Text references to PIA map(s) are correct.	Yes	Text references to LGIP 01-Priority infrastructure area and projection areas maps are correct.	Yes	Text references to LGIP 01-Priority infrastructure area map is correct.	NA	LGIP may proceed	
	27.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	No	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes	The PIA map does not show the PIA boundary legible at the lot level. However, the PIA map does show the zoning and the PIA is shown legible at the lot level on the PFTI maps. This is considered acceptable for users of the LGIP. The PIA boundary will also be available for interrogation on the draft City Plan interactive mapping site.	NA	LGIP may proceed	
	28.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	NA	LGIP may proceed	
	29.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes	The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2027. The main difference between the existing LGIP PIA and the	Yes	RCC has advised that a land supply analysis undertaken for it by Urbis in 2012 and subsequently reviewed by Urbis in 2014 demonstrates that there is sufficient land located within the PIA to accommodate the 10 years of growth projected in the	NA	LGIP may proceed	

				<p>draft LGIP PIA is that all of the Double Jump Rd Emerging Communities area is now outside the PIA. This is also reflected in the population and dwelling projections. This is because this area is not expected to development until after 2027.</p>	<p>draft LGIP.</p> <p>RCC has also advised that the PIA boundary has been expanded to include the growth areas of Thornlands and Kinross Road to ensure that this is the case.</p> <p>Based on the land supply analysis undertaken by Urbis in 2012 and reviewed in 2014, the available land supply for detached dwellings within the PIA (less land that had been forecast to be developed between 2011-16) is as follows:</p> <ul style="list-style-type: none">• Urban Residential zone > 1500m² – 2509 lots• Urban Residential zone >800m² and < 1500m² – 555 lots• Small vacant parcels – 788 lots• Kinross Rd - 903 lots• South East Thornlands – 591 lots <p>Much of the land supply stated in the Urbis analysis is within small land parcels. This is consistent with the findings of the Broadhectare study for Redland 2013 prepared by the Government Statistician. This report stated that land parcels less than or equal to 1.2 ha account for almost 59% of all urban land parcels and 18% of available urban land. Almost 30% of the urban land stock is contained in parcels sized between 1.3ha and 4.9ha – 42% of the available land. Only 11% of the urban land stock is</p>		
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						<p>contained in parcels greater than 5ha – 40% of the available urban land.</p> <p>Notwithstanding, the Urbis analysis has assumed that a sufficient number of the smaller lots will develop, and that in conjunction with larger land parcels at Thornlands and Kinross Road, can accommodate the projected numbers of detached and attached dwellings forecast for the next 10 years.</p> <p>The Urbis analysis also states that higher permitted densities under the planning scheme and reduced restrictions on 1 into 2 subdivisions might also encourage a greater redevelopment of small lots less than 1200m².</p> <p>It is concluded that RCC has adequately demonstrated that the PIA can accommodate projected growth for at least 10 years.</p>			
		30.	<p>Are there areas outside the PIA for which the planning assumptions identify urban growth within the next 10 to 15 years? If so, why have these areas been excluded from the PIA?</p>	Yes	<p>The PIA identifies the area that Council intends to prioritise for the provision of all trunk infrastructure networks to service urban growth up to 2027.</p> <p>The Double Jump Rd Emerging Communities area is outside the PIA because this area is not expected to develop until after 2027 which is also reflected in the population and dwelling projections.</p> <p>The Redland Bay South Investigation Area (known as Shoreline through the development application submitted in 2014) is not</p>	Yes	<p>RCC has advised that two areas of future development have been excluded from the PIA on the basis that land supply from these areas is not forecast to be required until after 2027. RCC has justified this position based on the land supply analysis undertaken by Urbis in 2012 and revised in 2014 and the population, dwelling and employment forecasts undertaken by Urbis in 2016.</p> <p>A further two PDA areas have been excluded on the basis that these areas are under the jurisdiction of the <i>Economic Development Act 2009</i>.</p>	NA	LGIP may proceed

				<p>including in the PIA because it has not been zoned for urban purposes under the Draft City Plan and is not projected to develop prior to 2027.</p> <p>The following PDAs are outside of the planning scheme area and have therefore not been included in the PIA:</p> <ul style="list-style-type: none"> • Toondah Harbour Priority Development Area (PDA) • Weinam Creek PDA. <p>However projected growth in these PDAs has been taken into consideration in the preparation of the planning assumptions for outside the PIA.</p>					
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes	<p>The PIA achieves an efficient, sequential pattern of development up to 2027. It only differs from the existing LGIP PIA in that it excludes the Double Jump Rd emerging community area.</p> <p>It also excludes the Redland Bay South Investigation Area as these are not expected to develop until after 2027.</p> <p>The PDAs have also been excluded from the PIA.</p>	Yes	The PIA boundary proposed by RCC covers the existing urban area as well as the growth areas of Thornlands and Kinross Road. These growth areas are extensions to the existing urban area and provide an efficient and sequential pattern of development up to 2027.	NA	LGIP may proceed
Desired standards of service (DSS)		32.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The drafting of the DSS section is consistent with the LGIP template.	Yes	The drafting of the DSS section is consistent with the LGIP template.	NA	LGIP may proceed
		33.	The DSS section states the key planning and design standards for each network.	Yes	The DSS section states the key planning and design standards for each network.	Yes	The DSS section states the key planning and design standards for each network and provides suitable reference to Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works.	NA	LGIP may proceed
		34.	The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies about infrastructure.	Yes	The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies	Yes	The DSS reflects the key, high level industry standards, regulatory and statutory guidelines and codes, and planning scheme policies	NA	LGIP may proceed

				about infrastructure.		about infrastructure. Further explanation and benchmarking are provided within the memorandum titled Draft LGIP Review – Desired Standards of Service dated 18 September 2017.			
		35.	There is alignment between the relevant levels of service stated in the local government's Long Term Asset Management Plan (LTAMP) and the LGIP. If not, is there a process underway to achieve this?	Yes	Council has a process underway to achieve alignment between the relevant levels of service stated in the local government's LTAMP and the LGIP	Yes	<p>The levels of service in the LTAMP are generally not stated in a manner which allows alignment with the LGIP DSS to be determined. An overview of the alignment of these technical levels of service and the LGIP standards of service for each trunk infrastructure network is provided as follows.</p> <p>Water supply network The technical levels of service for the water supply network stated in the Water Supply and Wastewater Asset and Service Management Plan are planning and design standards and are similar to, but not completely the same as the DSS stated in the LGIP. The differences result from a revision of the DSS by Redland Water subsequent to the preparation of the Water Supply and Wastewater Asset and Service Management Plan.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p>Sewerage network The technical levels of service for the sewerage network stated in the Water Supply and Wastewater Asset and Service Management Plan Revision 4</p>	NA	LGIP may proceed

						<p>are planning and design standards and are similar to, but not completely the same, as the DSS stated in the LGIP. The differences result from a revision of the DSS by Redland Water subsequent to the preparation of the Water Supply and Wastewater Asset and Service Management Plan.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p>Transport network</p> <p>Roads</p> <p>The technical levels of service for the roads network stated in the Roads and Bridges Asset & Service Management Plan 2016/17 are not planning and design standards, but rather measures for the frequency of maintaining or renewing the infrastructure. It is not possible to compare these with the DSS stated in the draft LGIP.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p>Cycleways</p> <p>The Footpaths and Cycleways Asset & Service Management Plan 2016/17 refers to the technical levels of service for the cycleways network as being contained in Planning Scheme Policy 9 – Infrastructure Works. These</p>		
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						<p>are planning and design standards and are consistent with the draft LGIP which refers to the same planning scheme policy for the planning and design of the cycleways network. On this basis, it is concluded that there is alignment between the standards of service stated in the LGIP and those stated in the Footpaths and Cycleways Asset & Service Management Plan 2016/17.</p> <p>Stormwater network The technical levels of service for the stormwater network stated in the Stormwater Quality Asset & Service Management Plan 2016/17 and Stormwater Drainage Asset & Service Management Plan 2016/17 are not planning and design standards, but rather measures for the frequency of maintenance or the attainment of high level performance targets. It is not possible to compare these with the planning and design DSS stated in the draft LGIP.</p> <p>RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.</p> <p>Parks and land for community facilities network The desired technical levels of service for the parks and land for community facilities network stated in the Open Space Asset & Service Management Plan 2016/17 are predominately measures of performance concerning</p>		
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						recreation and sporting activities provided within the parks rather than planning and design standards for the parkland itself. The one exception is a standard relating to the rate of provision of sporting parkland, which is consistent with the standard stated in the LGIP DSS. Aside from this standard, it is not possible to compare the standards of service in the draft LGIP with the Open Space Asset & Service Management Plan 2016/17. RCC has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the levels of service stated in the LTAMP and its LGIP.		
Plans for trunk infrastructure (PFTI) – structure and text	36.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The drafting of the PFTI section is consistent with the LGIP template.	NA	LGIP may proceed
	37.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	PFTI maps are identified for all networks listed in the Preliminary section.	NA	LGIP may proceed
	38.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section including the water supply, sewerage, stormwater, transport and parks and LFCF networks.	NA	LGIP may proceed
PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	39.	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	Yes	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	Yes	The maps clearly identify the existing and future trunk infrastructure networks distinct from each other.	NA	LGIP may proceed
	40.	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	Yes	The service catchments referenced in the SOW model and infrastructure demand summary tables are shown clearly on the maps.	NA	LGIP may proceed
	41.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	Trunk infrastructure components are identified (at summary project level) clearly on the maps including	Yes	Trunk infrastructure components are identified (at summary project level) clearly on the maps including	NA	LGIP may proceed

				a legible map reference.		a legible map reference.			
		42.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	Trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	NA	LGIP may proceed
Schedules of works [Add rows to the checklist to address these items for each of the networks]		43.	The schedule of works tables in the LGIP complies with the LGIP template.	Yes	The schedule of works tables in the LGIP complies with the LGIP template.	Yes	The schedule of works tables in the LGIP comply with the LGIP template.	NA	LGIP may proceed
		44.	The identified trunk infrastructure is consistent with the SPA and LGIP guideline.	Yes	The identified trunk infrastructure in the SOW is consistent with the SPA and LGIP guideline.	Yes	The future trunk infrastructure identified in the schedules of works is consistent with the SPA and LGIP guideline. All works items are consistent with the SPA and the guideline and only land has been included for community facilities.	NA	LGIP may proceed
		45.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	RCC has identified infrastructure adequate to service the area identified in the PIA.	NA	LGIP may proceed
		46.	Is there alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF? If not, is there a process underway to achieve this?		Council has obtained advice regarding an appropriate process to achieve alignment between the scope, estimated cost and planned timing of proposed trunk capital works contained within the Schedule of Works and the relevant inputs of the LTAMP and LTFF. Council will undertake a process to achieve this alignment.	Yes	RCC's LTAMP provides ' <i>an overarching summary of the position of the Asset Management practice within RCC at present and aims to provide a structure for improvement of that practice over the short to medium term.</i> ' Specific details of the requirements for each asset class are contained in a series of individual Asset and Service Management Plans which ' <i>provide some guidance as to the understanding of the current levels of service and, where possible desired levels of service provided by the existing assets.</i> ' A review of the individual asset and service management plans reveals that the plans provide both Community Levels of Service and Technical Levels of Service. The technical levels	NA	LGIP may proceed

						<p>of service are the closest equivalent of the LGIP standards of service. The plans do not provide the scope, estimated cost and planned timing of proposed trunk capital works.</p> <p>PIE Solutions was provided with a copy of RCC's Financial Strategy 2016-2026. The strategy refers to RCC's LTFF but does not contain the scope, estimated cost and planned timing of future trunk infrastructure. As a consequence, it has not been possible to determine alignment between the LGIP and the LTFF.</p> <p>There is alignment however between the capital works program and the first 3yrs of the LGIP SOWs.</p> <p>Council has advised in its letter dated 2 March 2017 that there is a process underway to achieve alignment between the LGIP and LTAMP and LTFF.</p>			
		47.	The cost of trunk infrastructure identified in the SOW model and schedule of works tables is consistent with legislative requirements.	Yes	<p>The base cost for future trunk infrastructure works have been costed using unit rates from RCC's asset management database. The only exception to this is stormwater detention and quality infrastructure items which were costed by qualified engineers using the Music software.</p> <p>Land was costed using suburb based englobo urban land values and constrained land values prepared by a registered valuer.</p> <p>The contingencies and on-costs applied to future trunk infrastructure are consistent</p>	Yes	<p>Work construction costs – water supply, sewerage, transport and parks and land for community facilities</p> <p>Future trunk infrastructure for the water supply, sewerage, transport and parks and land for community facilities networks were costed using the unit rates adopted in RCC's assets management database. These unit rates were prepared by suitably qualified consultants who analysed the actual cost of constructing similar items.</p> <p>The existing trunk infrastructure items' replacement values for these</p>	NA	LGIP may proceed.

					with the SOW model user manual allowable ranges.	<p>networks were taken directly from RCC's asset management database.</p> <p>Stormwater network – Future stormwater pipes and associated infrastructure (manholes, inlets etc) have been costed using the unit rates from RCC's asset management database. Stormwater detention and quality infrastructure has been costed by qualified engineers using the Music modelling software. The existing trunk stormwater infrastructure items' replacement values were taken from RCC's asset management database.</p> <p>Contingencies and On-costs for all network works All contingencies and on-costs that were included in the costings provided in the infrastructure planning reports have been removed from the base infrastructure works costs for the future trunk infrastructure across all networks.</p> <p>On-costs of 15% and a contingency rate of 25% were applied to base construction costs for future projects. This contingency rate is considered acceptable with reference to the costing methodology adopted (i.e. master planning unit rates).</p> <p>The on-cost and contingency rates applied are within the allowable ranges included within the SOW model user manual.</p> <p>Land Costs – The cost of acquiring land for future trunk infrastructure has been</p>		
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						<p>estimated using land valuation unit rates prepared by a certified practicing valuer. These rates were defined for each suburb and different rates were determined for constrained and unconstrained land. The land value for existing parks acquired post 1990 and included in the previous LGIP/PIP has been included. This land was costed using appropriate unit rates.</p> <p>Contingencies and On-costs for land An on-cost of 3% was applied to future land costs for all networks. This on-cost is considered appropriate to account for Council's cost of acquiring the land.</p> <p>No contingency was applied to land costs.</p>		
SOW model	48.	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.		The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.	Yes	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. More detail is provided in the memorandum titled 'Schedule of Works Model – First Appointed Review' prepared by PIE Solutions and dated 18 September 2017.	NA	LGIP may proceed
	49.	The SOW model has been prepared and populated consistent with the statutory guideline for LGIPs and its User manual for the SOW model.		The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs.	Yes	The submitted SOW model is consistent with the model included with the statutory guideline for LGIPs. More detail is provided in the memorandum titled 'Schedule of Works Model – First Appointed Review' prepared by PIE Solutions and dated 18 September 2017.	NA	LGIP may proceed
Extrinsic material	50.	All relevant background studies and reports in relation to the preparation of the LGIP are available and identified in the list of extrinsic material in the LGIP guideline.	Yes	All relevant background studies and reports in relation to the preparation of the LGIP are available and identified in the list of	Yes	All relevant background studies and reports in relation to the preparation of the LGIP are available and identified in the list of	NA	LGIP may proceed

					extrinsic material in the LGIP guideline.		extrinsic material in the LGIP guideline. However full details of the planning assumptions methodology is not provided in the current extrinsic material reports.		
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Second Compliance Check of Redland City Council's Local Government Infrastructure Plan

Appointed Reviewer Statement

Prepared by: PIE Solutions Pty Ltd

Version	Date	Reviewer name and signature	
Final	18 September 2017	JASON MILLER	

1.1 Introduction

PIE Solutions has been engaged by Redland City Council to undertake a second compliance check of its proposed Local Government Infrastructure Plan (LGIP).

PIE Solutions is required to:

- (1) consider whether the proposed LGIP appropriately complies with and addresses any relevant requirements identified in the statutory guideline for making and amending planning instruments (MALPI) and Statutory guideline 03/14 – Local government infrastructure plans, including the LGIP template, the SOW model and the LGIP Checklist,
- (2) consider whether the proposed LGIP:
 - a. appropriately complies with any conditions imposed by the Minister
 - b. version is not significantly different to a version which has undertaken public consultation, and
 - c. is consistent with the SPSP, and
- (3) complete the checklist in accordance with the statutory guideline for LGIPs.

This reviewer statement is to document the outcomes of the second compliance check, identify any outstanding issues and provide recommendations on how they should be addressed.

Scope exclusions

The following items are outside the scope of this review:

- A verification of the accuracy of individual inputs used in the preparation of an LGIP.
- A review of the local government's Long Term Financial Forecast (LTFF) or asset management plan (LTAMP) other than to determine the extent of their alignment with the LGIP.

Compliance check process

The process used to undertake the second compliance check comprised the following steps:

Stage	Description
<u>Engaged</u>	<ul style="list-style-type: none"> PIE Solutions was appointed to undertake both the first and second compliance checks in June 2015
<u>Review</u>	<ul style="list-style-type: none"> Documents and other information for the second compliance check were provided by Redland City Council on 5 September 2017 and 6 September 2017. A further information request was made by PIE Solutions to RCC on 7 September 2017. The requested further information was received from RCC on 7 September 2017. PIE Solutions commenced its second compliance check on 8 September 2017. The second compliance check was finalised on 18 September 2017.
<u>Final report</u>	<ul style="list-style-type: none"> The final checklist and appointed reviewer statement was issued on 18 September 2017.

The following local government personnel were involved in the second compliance check:

Name	Title	Date of discussion (s)	Scope of discussion
Giles Tyler	Principal Advisor - Infrastructure Planning & Charging Unit	7 th and 13 th September 2017	<p>Discussion regarding matters raised by submitters. Specifically, the issue of whether sufficient developable land exists within the PIA to accommodate growth for at least 10 years.</p> <p>Giles response was that the population, development and land supply analysis undertaken by Urbis in 2012 and updated in 2014 demonstrates that sufficient land is available within the PIA to accommodate the projected growth over the next ten years. Giles further advised that RCC had included the Thornlands and Kinross Road growth areas inside the PIA of the draft LGIP to ensure compliance with this requirement.</p>

Compliance check findings

Detailed compliance check findings from the second compliance check are stated in the checklist. A summary of the compliance check findings are as follows:

- RCC undertook only minor changes to the proposed LGIP following public consultation. PIE Solutions considers the version submitted for the second compliance check to be not significantly different to the version which has undertaken public consultation. The changes were as follows:
 - Remove the “Redland City Centres & Employment Strategy Review”, Urbis 2013 from the LGIP Extrinsic Material
 - Correct the following anomalies/errors in the mapping as follows:
 - The extent of Serpentine Creek Road mapped as a local road;
 - Appropriate mapping terminology for the southern bay Moreton bay islands (SBMBI);
 - Legend display errors; and
 - Any duplication of a unique map reference.
- Only one condition was imposed by the Minister following the first compliance check. This condition required that the Excel-based Schedule of Works (SOW) model be fully unlocked to ensure that all cell content information and functionality is fully visible and transparent and able to be reviewed by other parties. PIE Solutions confirms that this condition has been complied with.
- The proposed LGIP is considered to be consistent with the standard planning scheme provisions (SPSP).
- The residential projections used by the proposed LGIP were prepared by Urbis in 2012 and were updated by Urbis in 2015/16 to ensure alignment with the 2015 QGSO edition projections. The projections are considered to reflect those prepared by the Qld Government Statistician.
- The employment and non-residential projections are based on NIEIR Scenario 2 (2015) and ABS 2011 Census Place of Work and are considered to be align with historical rates for the area.
- The Department of Transport and Main Roads has expressed support for the proposed road program in the proposed LGIP.
- RCC has identified a PIA based on the outcome of a land supply analysis undertaken by Urbis in 2012 (and reviewed by Urbis in 2014) as well as population, dwelling and employment forecasts undertaken by Urbis in 2016. With the inclusion of Thornlands and Kinross Road growth areas, the analysis demonstrates that there is sufficient land located in the PIA to accommodate the 10 years of growth

projected in the proposed LGIP. According to the Broadhectare study for Redland undertaken by the Government Statistician in 2013, the majority (60%) of the land available for urban re-subdivision is contained in land parcels under 4.9ha in size. Despite submissions which questioned the likelihood of many of these small land parcels being reconfigured over the next ten years, RCC maintains that it is realistic to rely on this assumption. It is not within the scope of the review undertaken by PIE Solutions to verify the land supply inputs prepared by Urbis and relied on by RCC.

- RCC has excluded two areas of future development from the PIA (Double Jump Road and Shoreline) on the basis that the analysis undertaken by Urbis does not forecast demand from these areas until after 2027. Similar to above, it is not within the scope of the review undertaken by PIE Solutions to verify the land supply inputs prepared by Urbis and relied on by RCC.
- The desired standards of service (DSS) used by RCC reflect industry standards and those used by other local governments.
- Future trunk infrastructure identified in the LGIP is considered to be adequate to service the area identified in the PIA.
- There is alignment between the capital works program and the first three years of the proposed LGIP's schedule of works. RCC has advised that there is a process underway to achieve alignment between the proposed LGIP and its long term asset management plan (LTAMP) and long term financial forecast (LTFF).

Conclusions

Redland City Council has prepared a LGIP which is compliant with the requirements of the *Sustainable Planning Act 2009*, Statutory Guideline 03/14, the schedule of works model (SOW) and the LGIP checklist.

Recommendations

PIE Solutions recommends to Redland City Council that the LGIP should proceed unchanged.

Recommended conditions to be imposed

There are no conditions to be imposed.

Redland Water

Water Netserv Plan

PART A



Version Control

Version Number	Description of Change	Author	Date	Approval
Rev 0	First draft – for public consultation	Matthew Ingerman	September 2012	Bradley Taylor Gary Soutar
Rev 1	Revisions following public consultation	Matthew Ingerman	April 2013	Bradley Taylor
Rev 2	Issue for Council adoption & State endorsement	Matthew Ingerman	February 2014	Bradley Taylor Gary Soutar
Rev 3	Inclusion of future connection area mapping	Matthew Ingerman	August 2014	Bradley Taylor Gary Soutar
Rev 4	2016 Review	Matthew Ingerman David Heape Jackie Ward	March 2017	Bradley Taylor
Rev 5	2017 Adoption	Matthew Ingerman	September 2017	Bradley Taylor

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Table of contents

Executive summary	6
1. Redland Water.....	7
2. Redland Water's products and services	12
Water Netserv Plan	15
3. Purpose (statement of intent).....	15
4. Form and content.....	15
Redland Water's planning – supporting growth and sustainability	18
5. Redland Water's role in land use and infrastructure planning.....	18
6. South-east Queensland Regional Plan	18
7. Redland City Plan	20
8. Redland Water's network planning.....	23
9. Planning assumptions.....	24
Redland Water's networks	27
10. Existing water supply network.....	27
11. Existing wastewater network.....	27
Desired standards of service	29
12. Water supply DSS	29
13. Wastewater DSS	30
Redland Water's network upgrades	32
14. Future water supply infrastructure.....	32
15. Future wastewater infrastructure.....	32
Demand management.....	33
16. Community relationships.....	33
17. Residential programs	34
18. Commercial programs.....	34
19. Compliance.....	34
20. Wastewater source management.....	34
Connections policy	35
21. Redland Water's connection areas	35
22. Obtaining approvals for development.....	36
23. Making an application for a service connection	37
24. Conditions of use	41
Redland Water's charges	44
25. Residential charges	44
26. Non-residential charges	45
27. Rebates/remissions	46

28. Connection charges	47
29. Infrastructure charges	47
Redland Water’s performance reporting.....	48
30. Annual performance plan	48
31. Key performance indicators	48
32. Customer contact standards	48
33. Customer complaints	49
Redland Water’s bills.....	50
34. Services	50
35. Trade waste	52
36. Metered standpipes and filling stations	52
37. Connections.....	52
38. Infrastructure charges	52
Development assessment	53
Appendices	54
Appendix A – Water supply connection area and trunk infrastructure maps	55
Appendix B – Wastewater connection area and trunk infrastructure maps	56

List of Figures

FIGURE 1-1 – SEQ WATER GRID.....	11
FIGURE 6-1 - EXISTING AND PLANNED DWELLING DISTRIBUTION TO 2041.....	19
FIGURE 7-1 KEY DEVELOPMENT AREAS.....	21
FIGURE 9-1 - ALIGNMENT OF DEMAND PROJECTIONS.....	25

List of Tables

TABLE 1-1 – KEY STAKEHOLDERS AND THEIR REQUIREMENTS.....	10
TABLE 2-1 – ALLOWABLE AND NON-ALLOWABLE USES FOR NON-CLASS A+ RECYCLED WATER.....	13
TABLE 4-1 - <i>WATER NETSERV PLAN</i> CONTENTS.....	15
TABLE 4-2 - LEGISLATION REFERENCES.....	16
TABLE 6-1 - PROJECTED POPULATION AND DWELLING FORECASTS.....	18
TABLE 6-2 – POPULATION AND EMPLOYMENT GROWTH AREAS – REDLAND.....	19
TABLE 7-1 – KEY DEVELOPMENT AREAS.....	20
TABLE 8-1 – TYPICAL TRUNK INFRASTRUCTURE ITEMS.....	23
TABLE 9-1 – PLANNING ASSUMPTIONS SUMMARY.....	24
TABLE 9-2 – PROJECTED WATER DEMAND.....	25
TABLE 9-3 – PROJECTED WASTEWATER DEMAND.....	26
TABLE 10-1 – SUMMARY OF EXISTING WATER NETWORK.....	27
TABLE 11-1 – SUMMARY OF EXISTING WASTEWATER NETWORK.....	27
TABLE 11-2 – SUMMARY OF EXISTING WASTEWATER TREATMENT PLANTS.....	27
TABLE 12-1 – KEY DESIRED STANDARDS OF SERVICE FOR THE WATER SUPPLY NETWORK.....	29
TABLE 13-1 – KEY DESIRED STANDARDS OF SERVICE FOR THE WASTEWATER NETWORK.....	30
TABLE 16-1 – COMMUNITY EDUCATION ACTIVITIES.....	33
TABLE 23-1 – REDLAND WATER APPLICATION FORMS.....	37
TABLE 25-1 – RESIDENTIAL CHARGES.....	44
TABLE 26-1 – NON-RESIDENTIAL CHARGES.....	45
TABLE 34-1 – KEY BILL COMPONENTS.....	50

Executive summary

Redland Water (RW) recommenced operations on 1 July 2012 as a commercial business unit of Redland City Council (RCC). As a south-east Queensland (SEQ) service provider, the *South-east Queensland Water (Distribution and Retail Restructuring) Act 2009* requires RW to have a *Water Netserv Plan* from 1 October 2014. The *Water Netserv Plan* must be consistent with the SEQ Regional Plan and with the planning assumptions for RCC. The *Water Netserv Plan* will be the key strategic document outlining the services RW provides and will guide the delivery and operation of its infrastructure. The *Water Netserv Plan* comprises the following two parts:

- **Part A** – contains public information concerning RW’s water and wastewater services;
- **Part B** – comprises an internal planning document to inform RW’s overall strategic direction.

RW is committed to providing its customers with highly efficient water and wastewater services. This *Water Netserv Plan – Part A* establishes the background and context for RW’s business, together with the infrastructure planning and development activities which are critical to meeting its customer commitments. It provides an overview of the following:

- RW’s vision, mission, role within the SEQ water grid and key stakeholders;
- the alignment between the *Water Netserv Plan* and RW’s corporate strategies and goals;
- RW’s core products and services, connection areas and service standards;
- the types of connections available and associated conditions of use;
- the demand management activities used to manage water consumption by the community;
- the charges to RW’s customers in order to provide the products, services and infrastructure;
- planning activities employed to support growth and sustainability across the region;
- existing infrastructure, together with related key performance indicators; and
- the capital works program and major projects planned over the near future.

1. Redland Water

Redland Water is a commercial business unit of RCC and recommenced operations on 1 July 2012. Its primary functions are to provide its customers with safe, reliable and high quality water services, as well as to collect and treat wastewater. RW is also responsible for charging customers for water and wastewater services.

RW owns, operates and maintains assets currently valued at around \$724 million. This will grow with an additional \$15 million growth related capital expenditure by 2020-21. This continued investment in water and wastewater infrastructure reflects the need to meet the requirements of a growing population, which is projected to be around 188,000 people by 2041.

1.1 Redland City Council

RCC in SEQ consists of 537 square kilometres comprising mainland and island communities (with approximately 9,769 hectares of bushland under conservation). It is located on Moreton Bay and borders Brisbane City, Logan City and Gold Coast City Councils. Its economy consists of retail, health and community, education, manufacturing and tourism.

1.2 Redland City Council vision, mission, values and outcomes

As a business unit of RCC, RW aligns with RCC's vision, mission and value statements as set out in the *Redland City Council Corporate Plan 2015-2020*¹ which provides the following vision, mission and value statements:

Vision

Forward thinking, engaged and focused on enriching community lifestyles.

Mission

Make a difference, make it count.

Values

We deliver on our commitments and provide excellent customer service.

We co-operate and collaborate within and across teams. We support our people to perform at their best.

We take ownership of our responsibilities. We are professional and ethical in all we do.

We challenge ourselves to deliver better value for money. We will be better tomorrow than we are today.

We are open, honest and constructive in all communications.

¹ Redland City Council Corporate Plan 2015-2020 –

https://www.redland.qld.gov.au/info/20226/council_plans_and_financial_information/423/corporate_plan

Key Outcomes of the Corporate Plan

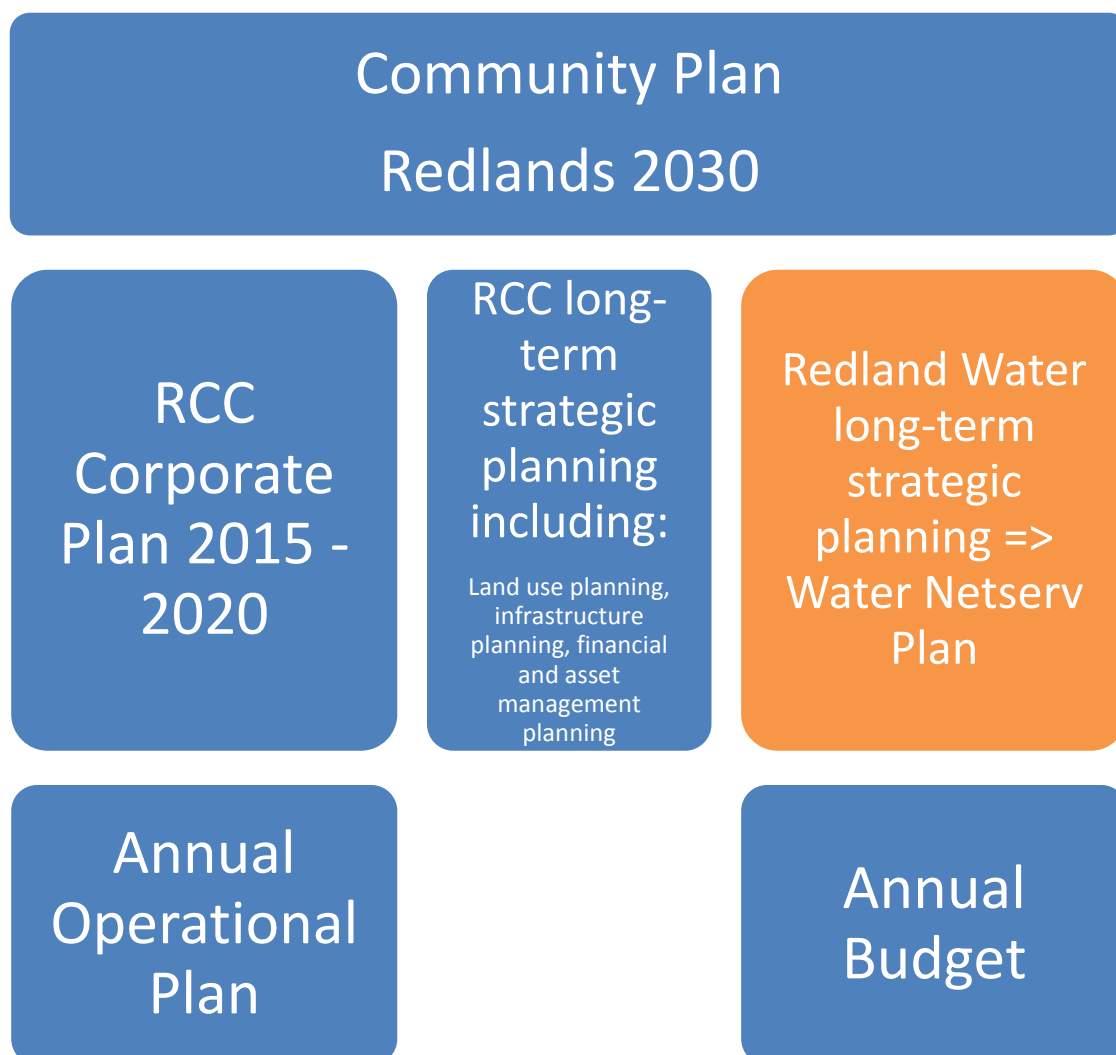
- Healthy natural environment
- Green living
- Embracing the bay
- Quandamooka country
- Wise planning and design
- Supportive and vibrant economy
- Strong and connected communities
- Inclusive and ethical governance

1.3 Redland Water – strategic alignment

The RCC corporate plan is directly linked to all council's long-term, strategic planning documents. This ensures a clear link exists between community needs and expectations, corporate strategic direction and priorities, policy and day-to-day activities. The link is described in the corporate plan by the following diagram:



The relationship between the RCC long-term strategic planning documents and the *Water Netserv Plan* is indicated in the following diagram:



Although not shown above, the RW *Water Netserv Plan* will also be cognisant of RCC's *Total Water Cycle Management Plan (TWCM Plan)*.

In order to address key result areas within RCC's 8 corporate plan objectives, RW will strive to achieve the following goals:

- supply healthy water in an ecologically sustainable manner by planning, designing, constructing, operating and maintaining a high quality water distribution system; and
- process wastewater in an ecologically sustainable manner by planning, designing, constructing, operating and maintaining a system for the collection, treatment and disposal of wastewater and biosolids.

RCC strategies such as the *Asset Management Strategy*, (draft) *Redland City Plan*, *TWCM Plan* and *Financial Strategy 2016-2022* will be key documents to drive RW towards achieving its goals.

1.4 Redland Water's stakeholders

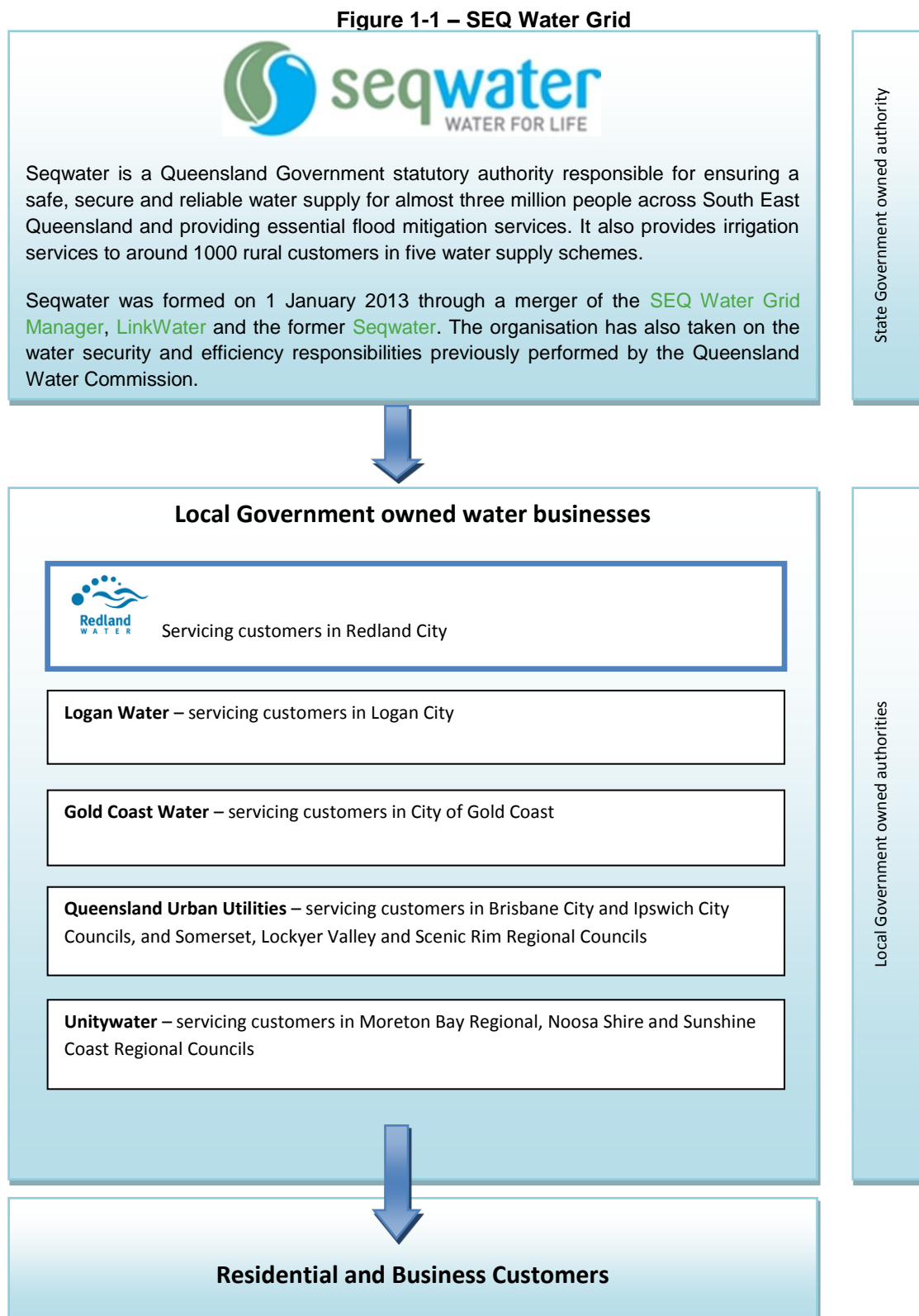
RW places great importance on engaging with stakeholders, as well as maintaining and strengthening current relationships to improve the way it operates. Table 1-1 outlines a number of its key stakeholders and the associated requirements.

Table 1-1 – Key stakeholders and their requirements

STAKEHOLDERS	REQUIREMENTS
Redland City Council	Satisfying RCC's needs for returns on investment support for local economic development and growth, as well as providing safe, quality water and wastewater products and services.
Customers	The customer is at the core of everything RW does and delivering high standards of customer care is critical. This is reinforced through its decision-making and actions which focus on outstanding commitment to customer service through connectivity with the community.
State government	The Queensland government is looking for investments based on commercially sound decisions which will deliver infrastructure more efficiently, compliance with legislative and regulatory requirements and a balanced approach between meeting funding requirements for future investment and socially and economically sustainable price increases.
Industry	<p>At a strategic level, RW's affiliation with local and state government departments will allow it to understand legislative and regulatory requirements to ensure it continually meets its responsibility to protect the environment and support sustainable practices.</p> <p>Within the industry, its relationship with participants of the SEQ water grid, fellow water businesses (Queensland Urban Utilities and Unitywater, City of Gold Coast and Logan City Council), developers, suppliers, industry associations and community reference groups will allow it to collaborate to work towards achieving common goals.</p>

1.5 Redland Water's role in the SEQ water grid

RW is one part of an extensive water grid operating in SEQ. Figure 1-1 shows its relationship with the other participants, in their roles, as they currently exist.



² Sourced: <http://www.seqwater.com.au/> accessed 15/01/13 at 10:09am.

2. Redland Water's products and services

RW is responsible for the provision of water and wastewater services to consumers throughout the Redland local government area. Its core products and services include:

- drinking water supply;
- non-Class A+ recycled water supply;
- wastewater collection and treatment; and
- trade waste management.

2.1 Drinking water

RW distributes drinking water to around 65,000 properties via a network of reservoirs, pump stations and mains. This water is sourced from Seqwater, which owns dams, water treatment plants, reservoirs and the Gold Coast desalination plant and bulk transport mains. Seqwater determines the applicable source to be used based on the overall water security requirements for the region.

To ensure water quality meets applicable standards and guidelines, all drinking water service providers, including Seqwater and RW are required to have an approved Drinking Water Quality Management Plan (DWQMP) in place. These plans are reviewed and approved by the regulator administering the *Water Supply Safety and Reliability Act*.

2.2 Special health needs

Customers have a right to register with RW if there is a need for water to maintain life support, such as a dialysis machine. Customers may also register other special medical needs.

RW maintains a register of residential properties and hospitals that operate dialysis machines. This information is available to our Operations personnel to ensure a continuous supply of drinking water is maintained (if necessary) at these locations. The water meter is coloured blue to denote these properties in the event of a burst water main or a planned shutdown of the water supply for maintenance purposes. Temporary alternative water supply may be provided from a drinking water tanker or by connecting the property to water supply from a nearby water main. If the situation becomes life threatening, emergency services should be called immediately on 000. To obtain a copy of RW's policy and guidelines³ concerning the management of dialysis remissions or to register any special health needs, customers should contact Council's Customer Service team.

2.3 Recycled water

Recycled water is wastewater that has been filtered and disinfected. Capalaba and Victoria Point wastewater treatment plants (WWTPs) both have Class A.

Class B recycled water is supplied to the Redland Bay golf course from the Victoria Point WWTP. Cleveland and Capalaba WWTPs have the facilities to supply recycled water to customers via tanker filling stations.

Excess recycled water that is not re-used by RW's recycled water customers is released to the environment in accordance with development approval and release limits.

³Water Charge Remissions for Home Dialysis Machine Users

https://www.redland.qld.gov.au/download/downloads/id/344/water_charge_rebate_for_home_dialysis_machine_users_-_pol-0027.pdf

Table 2-1 – Allowable and non-allowable uses for non-Class A+ recycled water

ALLOWABLE USES	NON-ALLOWABLE USES
Irrigation of parks, gardens and ovals Irrigation of playing fields and golf courses Irrigation of roadside plants Dust suppression on construction sites and roadworks	Drinking Cooking and kitchen purposes Toilet flushing Fire fighting Personal washing (baths, showers, bidets, basins) Washing clothes Washing cars Swimming pools and spas Recreation (playing under sprinklers / water toys) Water source for pets and livestock Commercial or industrial food processing Filling ponds, lakes, water bodies and tanks

2.4 Wastewater collection and treatment

RW owns and operates 7 WWTPs which treat incoming wastewater collected from almost 50,000 properties across the existing wastewater connection area via a network of pump stations and mains. Each year, these treatment plants collectively process around 9,500 megalitres of wastewater. The majority of the treated wastewater is released to the environment in accordance with relevant development permit conditions. However, approximately 1.2% of the treated water is recycled and provided to customers as Class B recycled water.

RW operates its WWTPs in accordance with conditions of approval, relevant guidelines and policies and its general environmental obligations under the *Environmental Protection Act 1994*. Substantial equipment, systems and processes are used at each of the WWTPs to minimise the risk of wastewater overflows and to control odour. Comprehensive testing and analysis of wastewater is regularly undertaken to monitor quality. A stringent reporting regime is in place for identified non-compliances with quality requirements. Extensive incident management plans have also been established should an event occur which may impact on the environment and/or public health and safety.

2.5 Trade waste management

Trade waste is water-borne waste from business, trade or manufacturing premises, other than waste that is a prohibited substance, human waste (from toilets, hand basins and showers), or stormwater.

Wastes like cooking oil, grease and food solids are produced by thousands of food outlets within the RW connection area every day. Should this waste be illegally dumped or discharged directly into the wastewater network, it can block the system and cause overflows that have a negative impact on public health and the environment. To prevent this from happening, all businesses that discharge greasy wastewater must have a grease trap installed.

Trade waste may also contain a variety of toxic or harmful substances, such as heavy metals, organic compounds, solvents, oils and grease, explosive substances, gross solids and chlorinated organic compounds. Municipal WWTPs are not designed to treat these substances, which may also pose a health and safety risk to our staff working at the treatment plants. Businesses may only discharge

waste to the wastewater network that complies with RW's wastewater admission standards. These standards set limits on the allowable concentration of many potentially harmful substances and completely prohibit discharge of other substances.

Water Netserv Plan

The *South-east Queensland Water (Distribution and Retail) Act 2009* requires RW to have a *Water Netserv Plan* in place from 1 October 2014. The *Water Netserv Plan* must be consistent with the *South-east Queensland Regional Plan* and with the planning assumptions for RCC. It will be the key strategic document guiding the delivery and operation of RW’s infrastructure and services.

3. Purpose (statement of intent)

The purpose of the *Water Netserv Plan* is to:

- ensure the provision of safe, reliable and secure water and wastewater services;
- provide for strategic planning for the operation of the business;
- provide infrastructure planning for water and wastewater services for at least 20 years;
- integrate land use planning and infrastructure planning for water and wastewater services;
- provide for the management of water and wastewater services in a way that seeks to achieve ecological sustainability.

4. Form and content

To meet legislative requirements, the *Water Netserv Plan* comprises the following 2 separate parts. The content of each part is outlined in Table 4-1.

- **Part A** – contains public information concerning RW’s water and wastewater services
- **Part B** – comprises an internal planning document to inform its overall strategic direction.

Table 4-1 - *Water Netserv Plan* contents

PART A	PART B
Product and services	Mechanisms used to meet performance targets and service standards for the operation, maintenance and replacement of existing infrastructure
Customer service standards	
Connections policy	Planning of new infrastructure to meet expected future development and future growth
Demand management strategy	
Charges schedule relating to:	Measures used to minimise system water leakage
• service usage;	Measures used to minimise sewerage overflows
• connections;	Drinking water quality management measures undertaken to protect public health
• infrastructure provision	Total water cycle management information
Assumptions about future development and infrastructure demand	Mechanisms used to achieve ecological sustainability
Desired standards of service	Trade waste management information
Trunk network plans identifying existing and future trunk infrastructure	Recycled water management information
Timeframes for the provision of future trunk infrastructure	Other matters prescribed under a regulation
Mechanisms used to achieve effective outcomes	
Other matters prescribed under a regulation	

To assist with navigating this *Water Netserv Plan* relative to the requirements of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, the following lookup (Table 4-2) is provided.

Table 4-2 - Legislation references

SECTION 99BO – Requirements of a Water Netserv plan	INCLUDED	WATER NETSERV PLAN LINK
(a) state the relevant planning assumptions on which the plan is based; and	✓	Planning assumptions
(b) include information outlining the SEQ service provider’s infrastructure networks for its water service and wastewater service, including information about the capacity of each network to service existing and proposed customers; and	✓	Redland Water’s networks Redland Water’s network planning
(c) include information outlining any proposed increases in the capacity of the infrastructure networks, including information about the areas into which the networks are to be extended and time frames for increasing the capacity; and	✓	Redland Water’s network upgrades
(d) state the desired standard of service for infrastructure used to provide the SEQ service provider’s water service and wastewater service; and	✓	Desired standards of service
(e) include information outlining the SEQ service provider’s strategy for demand management for water; and	✓	Demand management
(f) state the SEQ service provider’s policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service (the connections policy), including— (i) the areas (each a connection area) in which the SEQ service provider guarantees to provide connections that comply with its connection criteria to its water service or wastewater service; and (ii) the areas (each a future connection area) in which the SEQ service provider intends to extend its infrastructure network; and (iii) the circumstances in which the SEQ service provider may approve connection outside a connection area; and (iv) the SEQ service provider’s criteria for providing connection, with or without conditions, to its water service or wastewater service; and (v) if the SEQ service provider is a distributor-retailer—each matter stated in section 99BOA; and	✓	Connections policy Redland Water’s connection areas 23.3 Premises outside the existing connection area Conditions of use
(g) include a schedule (a charges schedule) containing details of— (i) charges, including charges under section 99AV(2)(b), to connect customers to the SEQ service provider’s water service and wastewater service; and (ii) charges for a customer’s use of the services; and (iii) if the SEQ service provider is not a distributor-retailer—charges	✓	Redland Water’s charges

SECTION 99BO – Requirements of a Water Netserv plan	INCLUDED	WATER NETSERV PLAN LINK
relating to providing infrastructure for the services; and (iv) if the SEQ service provider is a distributor-retailer—each matter stated in section 99BOB; and		
(h) indicate how the SEQ service provider proposes to achieve effective outcomes for the provision of water services and wastewater services in— (i) the SEQ service provider’s relevant area; and (ii) the SEQ region; and	✓	Redland Water’s performance reporting
(i) if the SEQ service provider is a distributor-retailer—include a schedule of works for the provider; and	N/A	
(j) include any other matters prescribed under a regulation.	✓	Development assessment

Redland Water’s planning – supporting growth and sustainability

5. Redland Water’s role in land use and infrastructure planning

Land use planning for the Redland local government area is performed by RCC, in conjunction with the state government. Infrastructure planning is undertaken by RCC’s City Infrastructure group for the transport, stormwater and community facilities networks, whilst RW plans the water supply and wastewater networks. As a major infrastructure provider, RW plays an important role in achieving sustainable water and wastewater outcomes for the region. The *Sustainable Planning Act 2009* details the powers, processes, roles and responsibilities of the various parties involved in land use planning and for councils when undertaking infrastructure planning. The *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* sets out the requirements for water businesses when undertaking infrastructure planning.

6. South-east Queensland Regional Plan

The *South-east Queensland Regional Plan* is the state government’s blueprint for managing regional growth, population change, economic development and for protecting the environment and infrastructure provision. The plan operates in conjunction with other statutory planning tools, including state planning policies, local government planning schemes, state regulatory provisions and development assessment processes.

6.1 SEQ Regional Plan – Redland 2015–2041

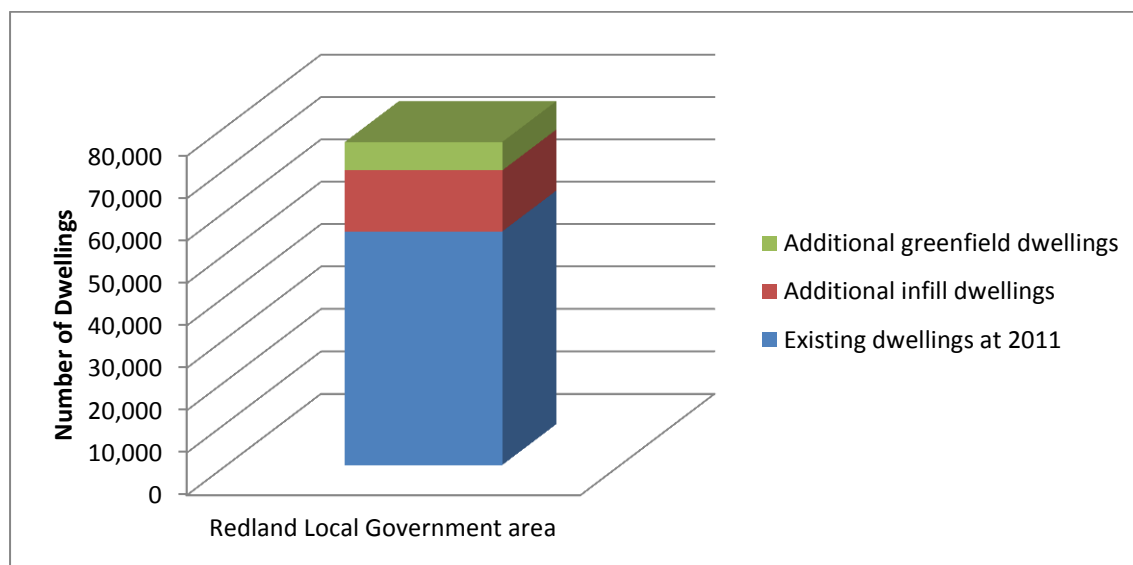
Table 6-1 - Projected population and dwelling forecasts

YEAR	POPULATION	ADDITIONAL DWELLINGS (2011 – 2041)
2015	150,000	-
2041	188,000	21,100

The purpose of the *SEQ Regional Plan* is to manage regional growth and change in the most sustainable way to protect and enhance the quality of life in the region. The primary means for achieving this is through the identification of an urban footprint, as a means to control unplanned urban expansion. The *SEQ Regional Plan* is the pre-eminent plan for the SEQ region and reflects and informs state planning policy and priorities.

The *SEQ Regional Plan* was established in 2005 in response to rapid population growth and is reviewed every 5 years. The latest *SEQ Regional Plan* was published in draft 2016 – *ShapingSEQ*. Over the last 20 years, the population of SEQ has increased rapidly. It is expected to reach 5.3 million people by 2041. To accommodate the additional 1.98 million people, it is estimated that an additional 907,200 dwellings will need to be constructed. The *SEQ Regional Plan* forecasts that around 2% of this growth will occur in the Redland local government area. The following figure shows the existing and planned dwelling forecasts for the Redland local government area in graphical format.

Figure 6-1 - Existing and planned dwelling distribution to 2041



For more detailed and locally focussed population and dwelling projections, refer to the section titled **Redland City Plan**. That section also identifies reasons behind variations in the projections provided by different authorities.

6.2 Population and employment key growth areas

The following table provides a snapshot of key elements contained in the *SEQ Regional Plan* with regards to population and employment growth areas in the Redland local government area.

Table 6-2 – Population and employment growth areas – Redland

RESIDENTIAL AREAS	
Greenfield	Southern Redland Bay
Existing urban areas	Cleveland, Capalaba, Victoria Point, Redland Bay, Thorneside, Thornlands, Birkdale, Wellington Point, Alexandra Hills and Ormiston
REGIONAL ACTIVITY CENTRES	
Principal	Capalaba and Cleveland
ECONOMIC OPPORTUNITIES	
Cleveland – Toondah Harbour	Cleveland–Toondah Harbour includes the Cleveland regional activity centre, Toondah Harbour Priority Development Area, Redlands Research Station, Redlands Health Precinct, and adjacent industry and enterprise area. While it does not have the scale or potential to be an area of regional economic significance, this area could support specialisations in priority sectors of tourism, health, and knowledge and professional services.
IDENTIFIED GROWTH AREAS	
Southern Thornlands	RCC is required to investigate this area, including its potential as a future employment area.

7. Redland City Plan

Local planning is both informed by and must reflect the *SEQ Regional Plan*. Local governments must ensure that the vision, strategic directions and land use pattern specified in the regional plan for the region's future development are furthered by local planning. In this context, planning schemes must integrate these regional requirements whilst balancing the economic, social and environmental needs and aspirations of the local community to provide an orderly approach to land use and change. Overall, a planning scheme:

- outlines the desired outcomes sought for the local government area as a whole;
- allocates land for different uses (e.g. residential, commercial, open spaces etc.);
- coordinates and integrates community, state and regional needs and wants;
- coordinates and integrates infrastructure and land use planning;
- indicates the location of existing and proposed infrastructure;
- includes a Local Government Infrastructure Plan;
- includes a structure plan for any master planned areas within the local council area;
- identifies areas or places that constrain the use of land;
- identifies the kind of development that requires approval;
- specifies the standards or criteria for assessing the suitability of a development proposal.

By establishing the future land use pattern for an area, the *Redland City Plan (draft)* provides important input into the development of plans for the provision of water and wastewater infrastructure. In this regard, land use planning allows estimates of future demand for infrastructure to be made. Infrastructure is then planned and provided in response to this demand. Key areas of future development and their accompanying land use planning are elaborated upon as follows.

7.1 Key development areas

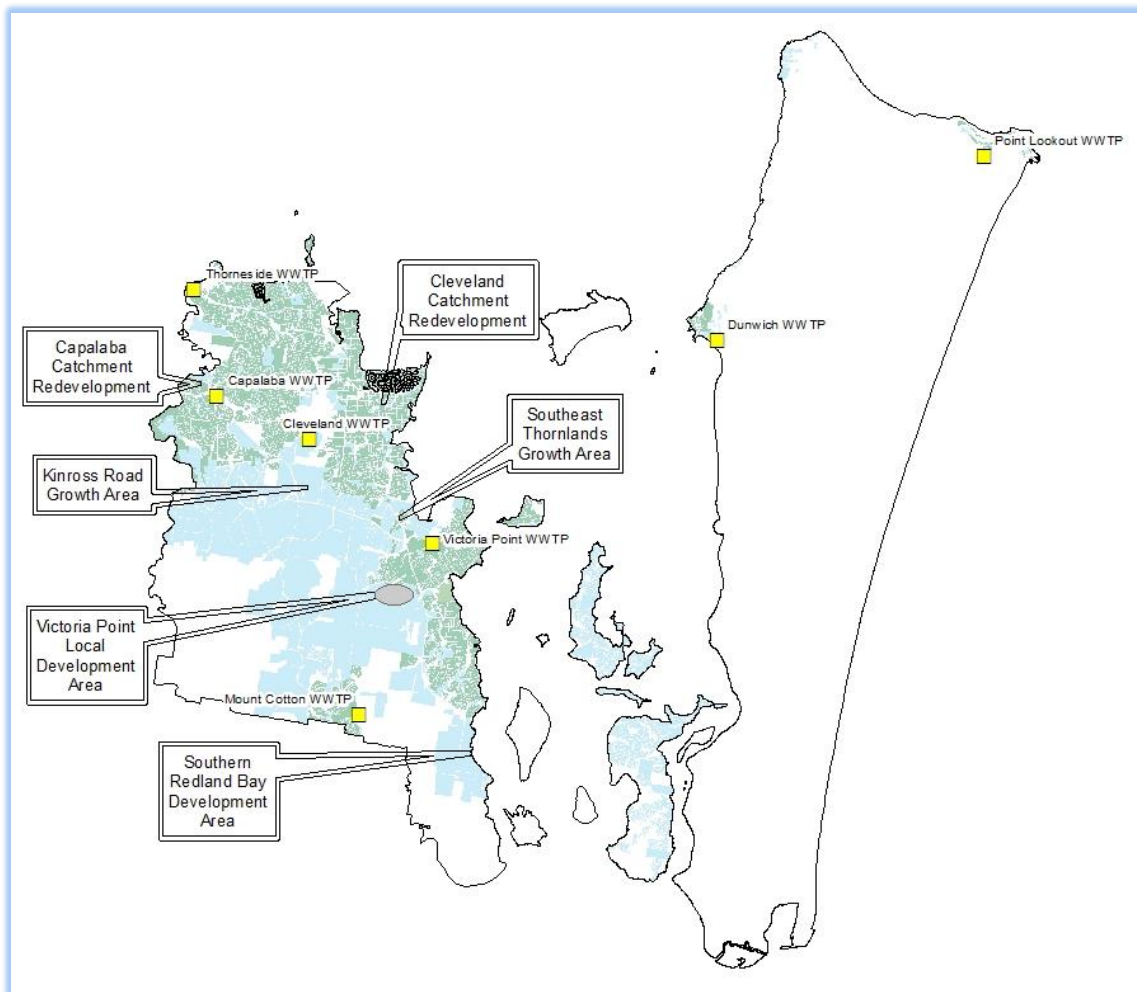
The following table outlines key areas of future development within the Redland local government area and the land use and infrastructure planning being undertaken in those areas. A map of these areas is provided below.

Table 7-1 – Key development areas

KEY DEVELOPMENT AREAS	LAND USE AND INFRASTRUCTURE PLANNING
South-east Thornlands growth area	Development in this area continues with a lot of the lead trunk infrastructure like wastewater pump stations and rising main now in place. Development in this area will continue to use spare capacity in the trunk water supply network. Developer constructed reticulation will continue to be required to service new properties.
Kinross Road growth area	Development continues in the Kinross Road area in accordance with RW's plans for the proposed networks required to service the area. The interaction of development in this area with Seqwater's operations between the Alexandra Hills reservoir complex and the Mount Cotton reservoir will require ongoing management.
Capalaba & Cleveland catchment redevelopment	Areas of Capalaba and Cleveland have undergone significant redevelopment in recent years, mainly through the construction of residential unit blocks. There is scope in the <i>Redland City Plan</i> for this to continue. RCC has prepared master plans for its infrastructure to cater for this redevelopment.

KEY DEVELOPMENT AREAS	LAND USE AND INFRASTRUCTURE PLANNING
Victoria Point	The Victoria Point local development area is contiguous with local services and can accommodate additional residential development subject to further investigation and amendments to the planning scheme.
Southern Redland Bay	The development of the Southern Redland Bay area continues to progress. Water supply will be provided via connections to the existing water supply network. Final solutions for the collection and treatment of wastewater from this development are currently being developed by the key developers in the area.

Figure 7-1 Key development areas



7.2 Emerging land use planning issues

While the sections above detail growth areas where ultimate development extent, form and servicing strategy are relatively well understood, there are other issues in Redland City where RW is expecting to have input into decisions about future development extents, form and servicing strategy.

Two key issues are:

- wastewater collection and treatment for the Southern Moreton Bay Islands (SMBI); and
- North Stradbroke Island (NSI) land use planning investigations.

Wastewater collection and treatment for SMBIs

The SMBIs of Macleay, Perulpa, Lamb, Karragarra and Russell Islands have a costly infrastructure backlog for roads, sewerage and accessible transport services following their subdivision into small residential lots in the 1960s. Wastewater from these lots is treated through on-site systems such as septic tanks or on-site (on-lot) wastewater treatment plants. Regulation and compliance management of these systems is undertaken by RCC.

RCC has set down an action plan in its community plan for SMI (December, 2011), in which goal 9.4 is to “investigate wastewater management options through: an economic and environmental feasibility investigation into providing an on-islands sewer network group systems for shared wastewater management across the islands as an interim or long term alternative to an on-islands sewer network”.

Previous detailed planning studies into the provision of on-islands wastewater networks have determined that an on-islands wastewater network is not economically viable or prudent. RW will advocate for continued improvement of the management of septic tanks and on-site wastewater management systems as part of the long-term solution for wastewater management on the SMBIs.

NSI land use planning investigations

The Queensland Government has commenced planning investigations to address land use planning issues on NSI arising from an Indigenous Land Use Agreement (ILUA) between the State and the Quandamooka People. The outcomes of these investigations may have implications for future service provision requirements on the island. When this work commences, RW will be an active stakeholder aligned with RCC desired outcomes at that time.

8. Redland Water’s network planning

RW has undertaken master planning for its water supply and wastewater networks. These plans identify trunk and non-trunk infrastructure. Trunk infrastructure is higher order or shared infrastructure, which services a number of users. Table 8-1 identifies typical trunk infrastructure items within each of the RW networks.

Table 8-1 – Typical trunk infrastructure items

TRUNK NETWORK	ASSET CONFIGURATION
Water	<p>Distribution mains:</p> <ul style="list-style-type: none"> ● <u>Mainland and SMBI scheme</u>: All mains $\geq 300\text{mm}$ diameter and specific mains of smaller diameter required to complete the interconnection of the trunk network; ● <u>NSI township schemes</u>: Mains connecting water treatment plants to reservoir complexes or township boundaries, and mains connecting reservoir complexes and high level zones (either pump boosted zones or elevated reservoir zones). <p>Reservoirs</p> <p>Associated pump stations and fittings</p> <p>Associated pressure reducing and sustaining valves</p> <p>Associated monitoring systems</p> <p>Associated disinfection systems</p> <p>Fire fighting devices</p>
Wastewater	<p>WWTPs</p> <p>Storage facilities</p> <p>Release systems</p> <p>Rising mains</p> <p>Gravity sewers generally $\geq 300\text{mm}$ diameter on the mainland ($\geq 225\text{mm}$ diameter on NSI) and sewers downstream of pump stations</p> <p>Associated pump stations, manholes and fittings</p> <p>Odour and corrosion control systems</p> <p>Associated monitoring systems</p>

RW has prepared trunk network plans that identify the existing and future trunk infrastructure required to service forecast growth. These trunk network plans have been prepared for its infrastructure networks based on a number of key inputs including:

- the demand for water and wastewater infrastructure generated by projected development in response to the land use provisions of the *Redland City Plan*; and
- the desired standard of service to be addressed by the network.

These inputs are elaborated upon as follows.

9. Planning assumptions

One of the key inputs to the planning of the RW networks is the demand for water and wastewater infrastructure generated by projected residential and non-residential development.

The projections of residential and non-residential development are referred to as the planning assumptions and have been prepared by RCC to provide a consistent basis for the planning of the following infrastructure networks:

- water;
- wastewater;
- stormwater;
- transport;
- parks and land for community facilities.

The planning assumptions prepared by RCC describe the type, scale, location and timing of future development and are based on the land use planning provisions of its planning scheme and the population and dwelling forecasts provided by the Queensland State Government. In doing so, the outcomes desired by the *SEQ Regional Plan* and which are reflected in the planning scheme are given effect. To ensure this is the case, the planning assumptions must also be approved by the Minister as being compliant with the desired outcomes of the *SEQ Regional Plan*.

In terms of actual numbers in the forecasts, there are variations between ones used in the *SEQ Regional Plan* and the numbers used in the RCC Local Government Infrastructure Plan (LGIP), which are due to the different parameters used and the level of detail in each agency in their analysis.

Use of the RCC planning assumptions for planning the water and wastewater networks will help to ensure that sufficient water is supplied to meet the needs of urban growth in accordance with the requirements of the regional plan.

The detailed planning assumptions are shown in RCC's LGIP. The planning assumptions are also summarised in Table 9-1.

Table 9-1 – Planning assumptions summary

DESCRIPTION	DEVELOPMENT PROJECTIONS					
	2016	2021	2026	2031	2036	Ultimate development
Population	153,662	163,421	174,346	180,923	184,994	188,412
Employment	37,554	39,910	42,655	45,294	48,259	50,600

9.1 Infrastructure demand

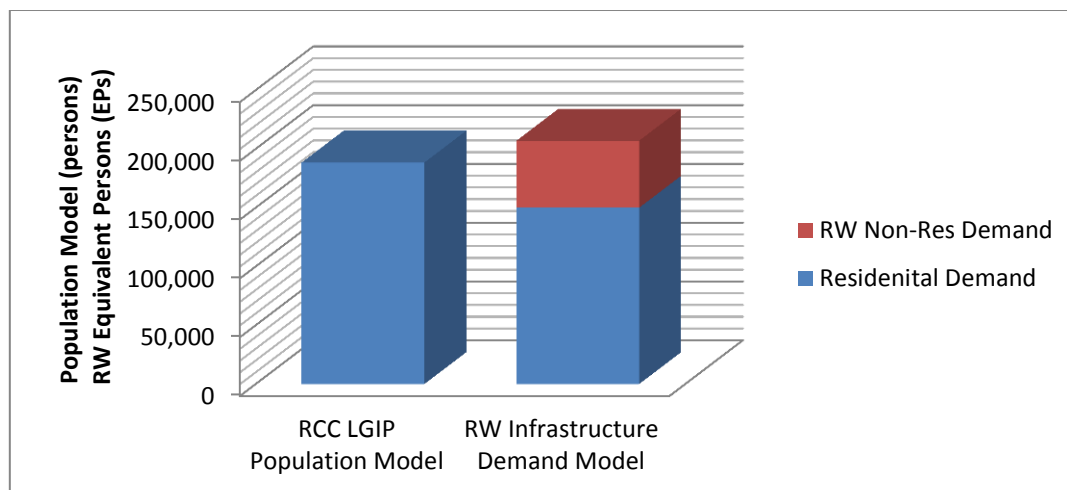
RW has converted the planning assumptions into demand for water and wastewater infrastructure where a premise is inside the area into which it is intended to extend the network. This typically includes premises intended for urban development under the relevant local government's planning scheme.

The area into which RW plans to extend its networks is shown on the following maps:

- Appendix A – Water supply connection area and trunk infrastructure maps; and
- Appendix B – Wastewater connection area and trunk infrastructure maps

RW's alignment with the RCC population estimates is demonstrated in **Figure 9-1** which shows the ultimate population capacity as detailed in the RCC LGIP, against the ultimate demand of RW's infrastructure demand model. Note that the LGIP population model is a count of people while the IDM model is a count of Equivalent Persons which takes into account average water trends in dwellings.

Figure 9-1 - Alignment of demand projections



Demand for water and wastewater infrastructure is expressed in equivalent persons (EPs). An EP is defined as the average day (AD) water demand per person living in an average detached dwelling or the wastewater discharge per person living in an average detached dwelling. By definition – the relationship to average water consumption and/or average wastewater discharged, an EP is therefore not necessarily equal to a ‘person’ as defined in population projections.

The water demand projected for the area into which it is intended to extend the water network is summarised in **Table 9-2**.

Table 9-2 – Projected water demand

WATER SUPPLY ZONE	PROJECTED WATER DEMAND (EP)				
	2016	2021	2026	2031	2036
Alexandra Hills	89,613	93,713	97,959	101,712	102,719
Heinemann Road	47,714	52,069	55,198	57,362	58,047
Mt Cotton	21,165	21,890	22,965	23,961	24,250
Southern Moreton Bay Islands	6,804	8,153	9,511	10,855	12,148
Mainland Sub-Total	165,296	175,825	185,633	193,891	197,165
Amity Point	841	885	903	935	935
Dunwich	1,372	1,575	1,607	1,633	1,636
Point Lookout	7,119	7,360	7,600	7,600	7,600
Total All Zones	174,628	185,645	195,743	204,059	207,336

The wastewater demand projected for the area into which it is intended to extend the wastewater network is summarised in **Table 9-3**. Note that there is a lower total number of wastewater demand (EPs) as not all areas serviced with water are provided a wastewater service.

Table 9-3 – Projected wastewater demand

WWTP SERVICE AREA	PROJECTED WASTEWATER DEMAND (EP)				
	2016	2021	2026	2031	2036
Capalaba	28,110	28,900	29,786	30,645	30,997
Cleveland	41,053	45,071	47,964	50,590	51,381
Thorneside	42,615	44,268	45,840	46,856	47,470
Victoria Point	30,721	32,940	34,813	36,243	36,642
Mount Cotton	4,205	5,314	5,352	5,409	5,494
Dunwich	957	1,158	1,167	1,175	1,178
Point Lookout*	4,000	7,116	7,600	7,600	7,600
Total	151,661	164,767	172,522	178,518	180,762

* Note that the Point Lookout figures include the Tourist Peak Loading for both water supply and wastewater collection and treatment. The sewerage of the remainder of the Point Lookout township is reflected in the increase in the demand between 2016 and 2021.

Redland Water's networks

RW operates 2 networks in Redland City as detailed in the following sections.

10. Existing water supply network

RW's existing water supply network comprises both trunk and non-trunk infrastructure extending from the connection points with the SEQ water grid through to the service connection and meter at each premise. Table 10-1 provides a summary of the water network as at 30 June 2012.

Table 10-1 – Summary of existing water network

INFRASTRUCTURE DESCRIPTION	AMOUNT
Water mains (km)	1,281
Water reservoirs (No.)	6
Water pump stations (No.)	7

The existing trunk water infrastructure is shown on Maps W2 to W8 in the RCC LGIP, which can be found on the RCC website at:

https://www.redland.qld.gov.au/info/20181/redlands_planning_scheme/430/priority_infrastructure_planning_mapping#mapping

11. Existing wastewater network

RW's existing wastewater network includes both trunk and non-trunk infrastructure and includes WWTPs, pipes and wastewater pump stations. Table 11-1 provides a summary of the wastewater network as at 30 June 2012.

Table 11-1 – Summary of existing wastewater network

INFRASTRUCTURE DESCRIPTION	AMOUNT
Mains (km)	1,175
Pump stations (No.)	137
WWTPs (No.)	7

Table 11-2 provides a high-level overview of the WWTPs currently operating in the Redland local government area.

Table 11-2 – Summary of existing wastewater treatment plants

WASTEWATER TREATMENT PLANT	NOMINAL CAPACITY (EP)
Capalaba	30,000
Cleveland	46,000

WASTEWATER TREATMENT PLANT	NOMINAL CAPACITY (EP)
Mt Cotton	6,400
Thorneside	30,000
Victoria Point	34,000
Dunwich	1,000
Point Lookout	7,600
Total	141,150

The existing trunk wastewater infrastructure is shown on Maps S2 to S8 in the RCC LGIP, which can be found on the RCC website at:

https://www.redland.qld.gov.au/info/20181/redlands_planning_scheme/430/priority_infrastructure_planning_mapping#mapping

Desired standards of service

The desired standard of service (DSS) is the standard of performance for an RW network stated in:

- for the water supply network, the *Water Supply Network Master Plan 2016* report (Redland Water, 2016);
- for the wastewater network, the *Sewer Network Master Plan* report (Redland Water, 2016).

The DSS are the technical criteria behind the design of RW's assets that allows RW to meet its customer service standards (CSS). In this respect, the DSS are not publicly reported in the same manner as our CSS are reported in our annual performance report.

This section summarises the key design criteria for the DSS for each of the RW networks.

The DSS shown below closely align to the Design Criteria from the SEQ Water Supply and Sewerage Design and Construction Manual. The SEQ Water Supply and Sewerage Design and Construction Manual is a requirement of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

12. Water supply DSS

Table 12-1 states the key DSS for RW's water supply network.

Table 12-1 – Key desired standards of service for the water supply network

DESCRIPTION OF STANDARD	STANDARD
Average day demand	230 L/EP/day (including NRW)
Minimum operating pressure	22m at the property boundary
Maximum operating pressure	55m at the property boundary
Fire flow	<p><u>General urban category</u></p> <p>a) Residential (3 storeys and below): 15L/s (2hrs)</p> <p>b) Residential (>3 storey buildings): 30L/s (4hrs)</p> <p>c) Commercial / Industrial: 30L/s (4hrs)</p> <p><u>Small community category:</u></p> <p>a) Residential (up to 2 storeys): 7.5L/s (2hrs)</p> <p>b) Commercial / Industrial (up to 2 storeys): 15L/s (4hrs)</p> <p>c) All other buildings: refer to the General Urban category.</p> <p><u>Background demands:</u></p> <p>a) Predominately residential areas: 2/3 peak hour</p> <p>b) Predominately commercial / industrial: localised peak hour plus check of 2/3 peak hour</p>
Maximum velocity pipeline design	2.5m/s

DESCRIPTION OF STANDARD	STANDARD
Drinking water quality	Comply with National Health and Medical Research Council's <i>Australian Drinking Water Guidelines – 2004</i> .

13. Wastewater DSS

Table 13-1 identifies the key DSS for RW's wastewater network.

Table 13-1 – Key desired standards of service for the wastewater network

Parameter	Redlands	
Average dry weather flow (ADWF)	210 L/EP/d	
Peak dry weather flow (PDWF)	$PDWF = C2 \times ADWF$ where $C2 = 4.7 \times (EP)^{-0.105}$	
Peak wet weather flow (PWWF)	For RIGS PWWF= 5 x ADWF	
Pump station servicing requirements	<p>Ops Storage = $0.9 \times Q / N$</p> <p>Q = pump rate (L/s) of duty pump or Total Pump Capacity (L/s) if multiple duty pumps.</p> <p>However, Number of starts per hr are:</p> <p>N=12 for motors <100kw</p> <p>N=8 for 100-200kw</p>	
Operating storage (m3)	N=5 of motors >200kw	
Minimum wet well diameter	As shown in the Sewer Pump Station Code (As amended)	
Emergency storage(New)	4hrs at ADWF	6hrs at ADWF Minimum 4 hours (up to 6hours)
Emergency storage(existing)	No Requirement	
Pump operation mode	Duty/assist	
Single pump capacity	<p>Min pump capacity for SP Stns (duty & assist) = $C1 \times ADWF$</p> <p>Where $C1 = 15 \times (EP)^{-0.1587}$</p>	
	Value of C1 to be	Value of C1 to be minimum of 3.5

Parameter	Redlands	
	within the range 3.5 - 5	
Total pump station capacity	PWWF	PWWF (i.e. 5 x ADWF min or C1 x ADWF; Whichever is the greater) Overflows should not occur at flow < 5 x ADWF or C1 x ADWF (whichever is the larger).
Size of pump station lot (and buffer)	Refer Clause 5.2.4 of Sewer Pump Station Code (As amended)	
Maximum Velocity	3 m/s	
Preferred Velocity	1.0 – 1.5 m/s	
Minimum velocity	0.75m/s	

Redland Water's network upgrades

14. Future water supply infrastructure

RW has identified future trunk infrastructure required to supply the projected water demand at the DSS. This future trunk infrastructure is consistent with regional and strategic planning undertaken by Seqwater.

Tables and maps detailing the future trunk water supply infrastructure can be found in the RCC LGIP, which can be found on the RCC website. Appendix A – Water supply connection area and trunk infrastructure maps provides the link to the maps.

15. Future wastewater infrastructure

RW has identified the future trunk wastewater infrastructure required to service the projected wastewater demand at the desired standard of service.

Tables and maps detailing the future trunk wastewater infrastructure can be found in the RCC LGIP, which can be found on the RCC website. Appendix B – Wastewater connection area and trunk infrastructure maps provides the link to the maps.

Demand management

Demand management involves behavioural and technological approaches and techniques that reduce water consumption and manage wastewater sources. Key areas include the following:

- **Economic** – user pays pricing structures provide financial incentives for residents and businesses to save water;
- **Education** – community, industry and school education programs raise awareness about the need to conserve water;
- **Enforcement** – use of regulatory mechanisms and water use restrictions combined with appropriate compliance and enforcement regime to target water misuse;
- **Encouragement** – incentive schemes and targeted marketing persuade the public to increase the uptake of water-saving products;
- **Engineering** – new ways of planning and managing water and wastewater infrastructure.

16. Community relationships

Education and awareness is essential to achieve the change in attitudes and behaviours needed to reach and maintain sustainability. By creating interesting and engaging programs to empower students, teachers, residents and local businesses, the community will discover and appreciate the importance of living sustainably with water. The following table outlines a number of community education activities that have been undertaken by RW.

Table 16-1 – Community education activities

EDUCATION ACTIVITIES	DESCRIPTION
Schools education program	<p>This program aims to influence long-term sustainable behavioural change regarding water use through education programs that address the following aspects of water and water usage:</p> <ul style="list-style-type: none"> • local water as a valuable resource; • local sources of water; • using water wisely (urban demand management). <p>Water education curriculum for early childhood, primary schools, and middle and secondary schools.</p> <p>The program is available to all early childhood centres and primary schools in RW's region and gives the opportunity for a classroom presentation.</p>
Recycled water training program	<p>The purpose of this program is to provide RW staff, recycled water private irrigators and tanker drivers with training on all aspects of workplace health & safety (WHS) practices when working with recycled water.</p>
Community education program	<p>RCC's website contains material, fact sheets and links to the Department of Energy and Water Supply Waterwise documents and other specialist websites regarding water conservation. This includes Harvesting Rain, Grey water use, Irrigation and Sprinklers and being water wise in and around the home.</p>

17. Residential programs

Residential programs are aimed at assisting residential customers to become aware of their consumption and provide awareness of acceptable wastewater disposal practices. Programs are designed to provide both short and long term benefits. Key initiatives and programs include:

- residential high water users program (refer to **24.4 Residential high water users** program);
- leak awareness program;
- advisory field service program;
- providing additional educational information for residential customers.

These programs are subject to the water security situation in SEQ.

18. Commercial programs

Commercial programs are aimed at supporting mandatory and voluntary campaigns that influence the behaviour and technology practiced by non-residential customers in delivering best practices in water conservation and sustainability in commercial and industrial environments. Programs are designed to provide both short and long term benefits. Key initiatives and programs include ongoing contribution and collaboration with the State Government in policy decisions and are subject to the water security situation in SEQ.

19. Compliance

RW works closely with regulatory bodies to protect its infrastructure and ensure the community is aware of the current water-saving initiatives and regulations in the region. RW will carry out investigations and audits around the following matters where appropriate:

- theft of water;
- misuse of fire services;
- illegal water connections;
- damage to service providers' infrastructure;
- auditing of recycled water carriers;
- auditing of potable water carriers;
- illegal discharge to wastewater.

20. Wastewater source management

Wastewater source management concerns the quality of influent entering the WWTPs. Such influent includes sources from trade waste generators, illegal discharges, seawater infiltration, stormwater infiltration, domestic contributions, tankering operations and any other sources that may pose a risk to infrastructure and the environment.

RW's wastewater source management is based on the *Australian Sewage Quality Management Guidelines 2012* and RW's existing environmental management plan.

Connections policy

RW is responsible for the provision of water and wastewater services to customers throughout the Redland local government area. This connections policy outlines the process of connecting to, disconnecting from, or changing a connection to an RW network.

Connecting to, or changing a connection to an RW network typically involves the following processes:

- obtaining all necessary approvals for development from Council;
- making an application to RW for a service connection.

It is recommended that prior to making an application for development, early discussion with RW be initiated to determine the feasibility and cost of providing a service connection. Costs may include infrastructure charges, network contributions and network connection charges. This is particularly relevant where the development to be connected is located outside of the network's existing connection area.

Subsets of this connection policy are:

- POL-3027 Application of Wastewater Charges
- POL-3028 Application of Water Charges
- POL-3055 Provision of Wastewater House Connection;
- POL-3058 Wastewater Main Extensions for Commercial Properties and Multi-Unit Dwellings at Point Lookout;

These policies can be found at the RCC website:

https://www.redland.qld.gov.au/info/20144/strategy_planning_and_policy/428/policies

21. Redland Water's connection areas

RW is responsible for the provision of water and wastewater services to consumers throughout the Redland local government area via the following infrastructure networks:

- water supply network;
- wastewater network.

RW guarantees a connection to premises located in the existing connection area for a particular network (either water supply or wastewater), where it is technically feasible. Connection to a network is not guaranteed for any premises inside the future connection areas. The existing connection area for a network includes all premises which are levied a network service charge. Under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, RW must review the existing connection area for each of its networks on an annual basis.

As well as the existing connection area expanding as new properties are connected to RW's networks, the connection areas will expand as planning progresses which identifies areas of the city that are able to connect to the wastewater network using a low pressure sewerage system – refer to

23.6 Application for low pressure sewer system connections and disconnections.

The following sections outline the existing connection area for each RW network.

21.1 Water network

The connection areas for the water network are identified on the maps in Appendix A – Water supply connection area .

Within the existing water connection area most premises are provided with the standard level of service.

21.2 Wastewater network

The connection areas for the wastewater network are shown on the maps in Appendix B – Wastewater connection area .

Within the existing wastewater connection area most premises are provided with a connection to the RW gravity collection system. For some areas within the connection areas, a low pressure sewer connection will be permitted. For more information regarding the policy for connection to the low pressure sewer system, please refer to Section 23 below.

22. Obtaining approvals for development

22.1 Development requiring approval

Where a development to be connected is not an existing lawful use, self-assessable or exempt development, necessary development, building and plumbing approvals will need to be obtained from RCC prior to making an application to RW for a service connection.

The following types of development require approval:

- reconfiguring a lot;
- material change of use;
- carrying out operational work;
- carrying out of building work;
- regulated plumbing or drainage works.

22.2 Typical development conditions imposed by Redland Water

RCC will coordinate with RW to obtain its written consent for the development as part of the assessment process. RW will assess the application having regard to potential impacts on the water and wastewater networks. This may result in RW requesting conditions be included on the development approval or compliance permit. These conditions may require infrastructure to be provided at the applicant's cost to enable the development to be connected to the network. **Redland Water requires suitable access to all sewer maintenance structures within the development and therefore applicants may also be required to provide appropriate access easements to these sewer maintenance structures.** Typical conditions **may** include the following:

- applicant to provide new and upgraded infrastructure for the purpose of connecting the development to an RW network. This may include the provision of infrastructure external to the premises;
- applicant to pay all costs associated with providing infrastructure required to connect development to an RW network – subject to the requirements of the subset policies referred to above. This includes additional costs associated with extending, upgrading or re-aligning an RW network;

- applicant to pay the cost of RW connecting the new and upgraded infrastructure to the live network;
- applicant to pay the cost of RW installing new service connections and meters to the premises;
- applicant to design and construct any water and wastewater infrastructure in accordance with RW's DSS and *SEQ Design and Construction Code*, and its design and construction standards;
- applicant to provide appropriate access easements to sewer maintenance structures (including any pre-existing sewer maintenance structures) on private property within the development.
- applicant to seek further approvals from RW such as trade waste approval where relevant.

In order to fulfil these conditions of approval, the applicant will, in most instances, need to make a subsequent application for a service connection(s).

23. Making an application for a service connection

Application can be made to RW to connect to or change a connection to an RW network for development that is:

- an existing lawful use;
- an exempt development; or
- a development having the necessary development, building and plumbing approvals.

Where an application to connect or change an existing connection to an RW network does not require the extension or upgrading of network infrastructure, the applicant will only be required to make application for a service connection. Most minor development within the relevant existing connection area will only require this type of application.

However, where an application to connect requires the applicant to extend or upgrade network infrastructure, an application will also need to be made to connect this extended or upgraded infrastructure to the live network. This is necessary to ensure the infrastructure complies with RW specifications.

Table 23-1 provides a summary of the application forms to connect development to the water and wastewater networks.

Table 23-1 – Redland Water application forms

SERVICE TYPE	APPLICATION FORM LINK
Water supply	http://www.redland.qld.gov.au/download/downloads/id/1465/water_connection_relocation_disconnection_form_2015-16.pdf
Wastewater	https://www.redland.qld.gov.au/download/downloads/id/2217/application_for_wastewater_connection.pdf
Discharge of trade waste	http://www.redland.qld.gov.au/download/downloads/id/1439/application_for_approval_to_discharge_trade_waste_into_sewer.pdf

23.1 General considerations

When considering an application for a service connection, regard will be had to any infrastructure agreement or conditions of development approval concerning infrastructure and whether that agreement or conditions of approval have been fulfilled. Regard will also be had to any outstanding infrastructure charges applicable to the premises.

A further important consideration for RW will be whether the premise is located inside or outside the existing connection area for that network. This concept is explained in the following subsections. The existing connection area for each network is identified in Section 21 of this *Water Netserv Plan*.

23.2 Premises inside the existing connection area

RW guarantees a service connection for premises within the existing connection area of that RW network, where it is technically feasible to be served. The process for making application for a service connection to each of the RW networks is discussed in the remainder of Section 23.

Subject to the provisions of RCC policies POL-3055 and POL-3058, the applicant will be required to pay all costs associated with the connection as part of the connection agreement.

For premises inside the wastewater network low pressure sewerage connection area, RW will allow a premise to connect a low pressure sewerage system to the existing gravity collection system.

23.3 Premises outside the existing connection area (including future connection areas)

RW may agree to a service connection for a premise located outside an RW network's existing connection area, including the future connection areas. The process for making an application is the same as that outlined in the remainder of Section 23, however in considering the application, RW will have regard to the following additional matters:

- the proximity of the premise to the RW network;
- the technical feasibility of providing a connection;
- the capacity of the RW network infrastructure to service the premise;
- any future RW infrastructure planned to be provided in that area and the timeframe for its provision.

If RW agrees to a service connection for the premises, and subject to the provisions of RCC policies POL-3055 (Provision of Wastewater House Connection) and POL-3058 (Wastewater Main Extensions for Commercial Properties and Multi-Unit Dwellings at Point Lookout) the applicant will be required to pay all costs associated with the connection. This may include additional costs for the extension, upgrading and/or re-aligning of the RW network. Other matters may also be negotiated between the applicant and RW.

Where the premise is an existing lawful use outside the existing connection area and has not previously paid infrastructure charges or made an infrastructure contribution, RW may require a network contribution (infrastructure charge) to be made for the premise as part of the service connection charge.

23.4 Application for water connections and disconnections

Where a proposal does not involve the applicant extending, upgrading or re-aligning the water network, applications for connecting to, disconnecting from, or changing a connection to the water

network can be made by lodging the relevant forms with RW – refer to **Table 23-1**. These forms are also available from Council’s Customer Service team.

The applicant will be required to pay the cost of the connection upon lodgement of the application form. Information concerning the cost of the connection is provided in the “Redland Water’s charges” section of this *Water Netserv Plan*. If RW agrees to a new service connection or a change to an existing service connection for the premise, the connection will be installed by RW in accordance with its DSS and the *SEQ Design and Construction Code*.

If a premise no longer requires a water connection, RW may agree to disconnect the existing service and remove the meter from the premise. Fixed water supply charges will still apply. A quotation for the disconnection may be obtained from RW by checking its fees and charges schedule or contacting Council’s Customer Service team.

Where a proposal also involves the applicant extending, upgrading or re-aligning the water network, an application to RW for a connection of those works to the live network may also be required. The applicant will be required to pay the quoted costs for the connection upon lodgement of the application form (refer to **Table 23-1**). All infrastructure is to be constructed in accordance with RW’s DSS and the *SEQ Design and Construction Code*.

23.5 Application for wastewater connections and disconnections

Where a proposal does not involve the applicant extending, upgrading or re-aligning the wastewater network, applications for connecting to, disconnecting from, or changing a connection to the wastewater network can be made by lodging a wastewater connection form with RW – refer **Table 23-1**. These forms are also available from Council’s Customer Service team.

The applicant will be required to pay the cost of the connection upon lodgement of the application form. Information concerning the cost of the connection is provided in the “**Redland Water’s charges**” section of this *Water Netserv Plan*. If RW agrees to a new service connection or a change to an existing service connection for the premise, the connection will be installed by RW in accordance with its DSS and the *SEQ Design and Construction Code*.

If a premise no longer requires a wastewater connection, the pipe connecting to RW’s wastewater main must be disconnected. Property owners can request a quotation for RW to carry out this work by contacting RCC’s Customer Service team. Fixed wastewater charges will still apply to the premise.

Where an application also involves the applicant extending or upgrading the wastewater network, an application for a connection of those works to the live network may also be required. The applicant will be required to pay the quoted costs for the connection upon lodgement of the application form.

23.6 Application for low pressure sewer system connections and disconnections

Where an application also involves the applicant extending or upgrading the wastewater network by connection of a property to the wastewater network by a low pressure sewer system, an application for a connection of those works to the live network including the provision of an approved discharge manhole plus the proposed low pressure sewer system extension will be required. The applicant will be required to pay the quoted costs (subject to the provisions of RCC policies POL-3055 (Provision of Wastewater House Connection), POL-3058 (Wastewater Main Extensions for Commercial Properties and Multi-Unit Dwellings at Point Lookout), for the connection upon lodgement of the application form.

All infrastructure is to be constructed in accordance with RW's DSS and the *SEQ Design and Construction Code* – with particular reference to the low pressure sewer code Appendix G.

As part of the approval of the system, the applicant will need to gain RCC approval for the internal (inside property boundary) plumbing work. This approval will require submission of a 12-monthly audit program of the on-site infrastructure plus an annual call-out maintenance agreement.

If a premise no longer requires a wastewater connection, the pipe connecting to RW's wastewater main must be disconnected. Property owners can request a quotation for RW to carry out this work by contacting Council's Customer Service team. Fixed wastewater charges will still apply to the premise.

23.7 Filling stations

A permit to draw water in bulk from RW's water mains may be obtained by:

- *domestic water carriers* that operate potable water tankers for the delivery of water for domestic purposes. Domestic water carriers must be a registered business and hold a current permit to draw water under the *Food Act 2000* as well as a backflow certificate before they can obtain a permit. Domestic drinking water can only be obtained from an approved potable water filling location.

Permits will comprise a pre-paid swipe card for access to the authorised filling station locations. More details can be found on RCC's website or by contacting RCC's Customer Service team.

23.8 Metered standpipes

Under exceptional circumstances, metered standpipes may be hired to draw water in bulk directly from RW's water mains under the following conditions:

- *water users* use potable water directly from RW's water mains;
- *water users* must be a registered business;
- *water users* hold an approved RW permit;
- *water users* will require a backflow certificate for backflow protection.

Prior to applying for a metered standpipe, it is recommended that the applicant read RW's conditions which can be found at:

https://www.redland.qld.gov.au/download/downloads/id/1473/permit_to_draw_water.pdf

This document is also available from RCC's Customer Service team.

Applications to hire a metered standpipe can be made by lodging a permit to draw water form with RW.

https://www.redland.qld.gov.au/download/downloads/id/1473/permit_to_draw_water.pdf

This form is also available from RCC's Customer Service team.

If the application is successful, RW will issue a permit to the applicant upon payment of the relevant hire rates and charges (see the "**Redland Water's charges**" section this *Water Netserv Plan*). RW shall approve and control the access to customers for this purpose as well as ensuring its use will not have any detrimental effect on the water network or disadvantage other customers in any way.

23.9 Trade waste approvals

All businesses that generate trade waste and discharge it to the wastewater network must have a current trade waste approval from RW. Discharging waste to RW's wastewater network without approval is illegal and can incur penalties. The trade waste approval stipulates the conditions for discharging trade waste into the wastewater network. The approval is issued to the waste generator and property owner and is not transferable.

RW also operates a waste tracking program to monitor the regular removal and disposal of waste from grease traps and other industrial holding tanks. The trade waste approval granted by RW stipulates how often the grease trap must be cleaned out.

An application for a trade waste discharge approval can be made by lodging a discharge of trade waste form. Applicants must ensure that all development approvals (e.g. development application, plumbing and drainage approval etc.) have been obtained from RCC prior to lodging the application for approval to discharge trade waste with RW. Refer Table 23.1 for application form.

This form is also available from RCC's Customer Service team.

24. Conditions of use

Connection to the RW network is subject to a number of conditions concerning the conservation of water and the protection of RW's infrastructure. Customers are required to comply with these conditions. Penalties may be incurred if the conditions of use are not met.

24.1 Infrastructure construction standards

All infrastructure to be connected to RW networks is to be constructed in accordance with RW's DSS and the *SEQ Design and Construction Code*. The *SEQ Design and Construction Code*, is a uniform code for the planning, design and construction of new water and wastewater infrastructure across SEQ.

24.2 Water restrictions and water conservation measures

In times of drought, water restrictions may be imposed across SEQ. RW residents and businesses are required to comply with any such restrictions that may come into force from time to time. As SEQ moves into potential drought weather patterns the SEQ Water Service Providers will work together to develop appropriate demand management and water conservation measures. These measures will be supported by a detailed communications strategy. Seqwater's Water Security Program provides the overarching guidance for this type of situation.

24.3 24.4 Residential high water users program⁴

RCC monitors high usage to help control domestic water consumption by issuing high consumption alert letters to Redland residents to help them monitor their consumption and alert households of leaks.

24.5 Water efficiency management plans

WEMPs assist businesses to:

⁴ Information in Sections titled 24.4 Residential high water users program and 24.5 Water efficiency management plans is subject to change. Refer to RCC website for latest information.

- account for water use in a business or other non-residential premises;
- identify water-saving measures that can be readily applied to a business or other non-residential premises;
- prepare a plan for implementing the water-saving measures including timelines for their completion.

The requirement for a WEMP for large water using businesses was also lifted by the Queensland government on 1 January 2013.

24.7 Building near or over services

Protecting the integrity of the water and wastewater network, as well as being able to undertake repair and maintenance activities, is critical to our business operations. The *Queensland Development Code* called 'MP1.4 - Build Over or near relevant infrastructure' came into force on 1 November 2013 and is intended to reduce the potential for adverse effects on our infrastructure.

In general RW requires:

- building work near or over a water or wastewater main to not interfere with or adversely affect the function of the service or place any additional load on the service;
- adequate access must be provided to the mains for future maintenance;
- adequate access must be provided and maintained to access covers;
- adequate access must be provided and maintained to wastewater connection points.

24.8 Discharge of stormwater into the wastewater network

It is the property owner's responsibility to ensure that stormwater is not discharged into the wastewater network. This can cause flooding of the system during periods of rainfall leading to overflows of wastewater into properties further downstream. Possible sources of stormwater inflow can include:

- illegal connection of roof downpipes into the wastewater network (especially carports, patio covers and extensions added after the house was originally constructed);
- illegal connection of garden drains and "agi" pipes from behind retaining walls into the wastewater network;
- concreting, paving or turfing up to the level of the overflow relief gully (ORG) that allows stormwater runoff to enter the wastewater network;
- inadequate allotment drainage that leads to flooding of the allotment and inundation of the ORG during heavy rain.

RW regularly conducts smoke and dye testing in areas known to suffer from wet weather wastewater overflows.

24.9 Overflow relief gullies

An ORG is a drain-like fitting located outside the home, designed to release any wastewater overflow outside of the home in the event of a blockage in the wastewater main. If a blockage does occur, the ORG fitting should pop off to release the pressure and direct any wastewater away from the home.

The ORG must be installed at a level that is at least 150mm lower than the lowest drain inside the home, particularly the shower, toilet and any laundry or bathroom floor drains. The ORG must also be installed at least 75mm above the surrounding ground level to ensure stormwater does not flow into

the wastewater network via the ORG. It is the property owner's responsibility to ensure that their home is fitted with a properly installed and operational ORG.

24.10 Wastewater reflux valves

A reflux valve is a one-way flap valve that is fitted to a property's private wastewater drainpipe to prevent any backflow from the wastewater mains due to overloading. RW's wastewater network is designed to cater for predicted normal wastewater flows, plus a margin for additional flow during wet weather conditions caused by stormwater finding its way into the system. Stormwater can enter the wastewater network via illegal connections, stormwater flooding over the top of manholes or infiltration of groundwater through cracks in the pipes.

RW installs reflux valves in properties that have experienced, or may experience problems with wastewater backing up from the mains and overflowing within the property during periods of heavy rain. If the wastewater main starts to back up, the flap valve will be pushed closed by the flow coming up the pipe to protect the property from an overflow.

It is important to note, however, that when the flap valve is pushed closed it cannot release any wastewater from the property until the back pressure has subsided. Occupiers of properties with reflux valves fitted must therefore avoid running showers, washing clothes or dishes, and flushing toilets during this period to prevent an overflow within the property. The installation of reflux valves is therefore a temporary measure to protect properties from wastewater overflows until RW can implement a long term solution.

Redland Water's charges

To provide its products and services, as well as to fund the development, operation, maintenance and replacement of infrastructure, RW collects the following charges from its customers:

- **residential and non-residential charges** are collected from customers within the existing connection areas (see the **Redland Water's connection areas** section of this *Water Netserv Plan*) regardless of whether they are physically connected to the network. These charges relate to the costs of providing the products and services, and for maintaining the networks;
- **connection charges** are collected from customers seeking a connection to, disconnection from, or a change to a connection to an RW network. These charges relate to the costs of constructing connection infrastructure between the existing network and the customer's property boundary. A connection charge may include a network contribution charge. This charge is collected from customers that seek connection of an existing lawful use located outside the existing connection area to either the water or wastewater network, and where no infrastructure charges have previously been collected for that development for the network;
- **infrastructure charges** are collected from customers undertaking development that creates an additional demand for water and wastewater infrastructure.

25. Residential charges

The following table outlines the charges to RW's residential customers.

Table 25-1 – Residential charges

COMPONENT	DESCRIPTION
Fixed water access charge	The fixed water access charge is levied on premises within the existing water connection area regardless of whether there is a physical connection to the water network. The charge is levied in advance and is a fixed price regardless of the volume of water consumed.
Water consumption charge	The water consumption charge is calculated on the number of kilolitres (1,000 litres) of water consumed and is based on a reading from the premise's water meter. Unlike the fixed water access charge, this charge is levied after the water is used, not in advance. The water consumption charge includes the cost of purchasing bulk water from the State Government's Seqwater and then delivering this water to customers.
Fixed wastewater access charge	The fixed wastewater service charge is levied on premises within the existing wastewater connection area regardless of whether there is a physical connection to the wastewater network. The charge is levied in advance and is a fixed price regardless of the volume of wastewater discharged.

The current service charges for residential customers, which apply until the end of the financial year, are detailed in RW's pricing fact sheets available from Council's Customer Service team or on the RCC website at:

http://www.redland.qld.gov.au/download/downloads/id/1440/residential_water_and_wastewater_charges_2016-17.pdf

RW will publish details of proposed charges for the next financial year in relevant newspapers and on the RCC website by 30 June. Fees and charges will be available on this page:

https://www.redland.qld.gov.au/info/20235/water_billing_and_charges

26. Non-residential charges

The following table outlines the charges to RW's non-residential customers.

Table 26-1 – Non-residential charges

COMPONENT	DESCRIPTION
Fixed water access charge	The fixed water access charge is levied on premises within the existing water connection area regardless of whether there is a physical connection to the water network. The charge is levied in advance and is based on the size of the water meter (mm).
Water consumption charge	The water consumption charge is calculated on the number of kilolitres (1,000 litres) of water consumed and is based on a reading from the premise's water meter. Unlike the fixed water access charge, this charge is levied after the water is used, not in advance. The water consumption charge includes the cost of purchasing bulk water from the State Government's Seqwater and then delivering this water to customers.
Fixed wastewater access charge	The wastewater service charge is levied on premises within the existing wastewater connection area regardless of whether there is a physical connection to the wastewater network. The charge is levied in advance and is a fixed price regardless of the volume of wastewater discharged.
Wastewater pedestal charge	This charge is calculated based on the number of pedestals installed in each property.
Trade waste charge	This charge applies to customers that operate commercial premises, industry, trade or manufacturing businesses that discharge liquid waste to the wastewater network other than domestic wastewater. The charge will be calculated based on access, volume, strength and quantity considerations.
Metered standpipes	This charge applies to customers hiring metered standpipes. The metered standpipe charge comprises the following components: <ul style="list-style-type: none"> monthly hire charge and security deposit; water consumption charge.
Filling stations	This charge applies to customers using RW's designated filling stations. The charge comprises the following components: <ul style="list-style-type: none"> annual permit fee; regular top-up arrangement (similar to go-card).

The current service charges for non-residential customers are stated in RW's pricing fact sheets available from Council's Customer Service team or RCC website at:

http://www.redland.qld.gov.au/download/downloads/id/2074/non-residential_water_and_wastewater_charges_2016-2017.pdf

RW will publish details of proposed charges for the next financial year in relevant newspapers and on the RCC website by 30 June. Fees and charges will be available on this page:

https://www.redland.qld.gov.au/info/20235/water_billing_and_charges

27. Rebates/remissions

RCC offers remissions in some situations as detailed below:

27.1 Remission for water leakage (concealed leaks)

RW is responsible for repairing leaks to the water mains up to and including the water meter which, in most cases, is located just inside the front boundary of the property. The property owner is responsible for repairing water leaks past the meter.

In cases where a concealed water leak has been found past the meter (within the property) and has been subsequently repaired by a licensed plumber, the property owner can lodge an application to RW to claim relief from the water consumption charges. The leak remission is in the form of a partial refund of the charges. In all cases, the property owner is responsible for paying for the repairs.

Applications for leak remissions may only be lodged where a loss of water has occurred that is hidden from view for example; either underground, under or within concrete, underneath a building or within a wall cavity where the owner or occupant could not be reasonably expected to know of its existence.

Please refer to RCC's policy on remissions for water leaks which can be found at:

https://www.redland.qld.gov.au/download/downloads/id/256/concealed_leaks_policy_-_pol-2592.pdf

27.2 Rebate for fire-fighting

The *Water Supply (Safety and Reliability) Act 2009* states that RW cannot charge for water used for fire-fighting purposes. In the event that water from a premise is used for fire-fighting purposes, the property owner can lodge an application in the form of a letter to RW for a rebate stating:

- name/s of the property owner/s;
- address of property owner/s;
- telephone numbers, home and work;
- real property description of the property for which the rebate is being claimed;
- address of property for which the rebate is being claimed;
- type of property, i.e. residential, commercial, industrial;
- details of the fire and its location;
- proof in accordance with RW's policy that a fire occurred such as:
 - written confirmation from the Fire Brigade;
 - a statutory declaration from the owner;
 - confirmation from an RW officer following a visual inspection;
- the type of installation from which the water was drawn, i.e. hose, fire hose, hydrant;
- the actual or estimated quantity of water that was used.

28. Connection charges

The section **Making an application for a service connection**, of this *Water Netserv Plan* outlines the process of connecting to, disconnecting from, or changing a connection to an RW network. For standard works such as short-side water connections, customers can refer to the following fees and charges schedule to determine the applicable cost.

https://www.redland.qld.gov.au/download/downloads/id/2156/council_fees_and_charges_schedule_2_016-17.pdf

Alternatively, a quotation for these works may be obtained from RW by contacting Council's Customer Service team.

Where a customer seeks connection of an existing lawful use located outside an existing connection area to either the water or wastewater network, and no infrastructure charges or infrastructure contributions have previously been collected for that development for the network, the connection charge may also include a network contribution charge. A network contribution charge will be calculated having regard to the relevant adopted infrastructure charges resolution.

29. Infrastructure charges

RW may levy an infrastructure charge on any development that places additional demand on its water and wastewater networks. The amount of the charge levied must be in accordance with the relevant adopted infrastructure charges resolution. An adopted infrastructure charges resolution has been prepared for the Redland local government area. Further information regarding the adopted infrastructure charges resolution can be obtained from RCC's Customer Service team or RCC's website.

https://www.redland.qld.gov.au/download/downloads/id/2197/adopted_infrastructure_charges_resolution_no_23.pdf

Redland Water's performance reporting

In order to achieve effective outcomes for the provision of water and wastewater services, RW sets high service standards that are consistent with RCC's corporate vision and commitment to its community.

30. Annual performance plan

RW's RCC-approved annual performance plan details how we plan to meet our customers' needs. It covers issues such as:

- customer service standards (including maintenance and service level goals);
- customer advice; and
- stakeholder feedback.

31. Key performance indicators

Key performance indicators (KPIs) in RW's performance plan are directly related to the quality and capacity of its network. Actual performance against these standards is presented in RW's annual report and is regulated by the appropriate authority. Details of RW's performance can be found in the annual reports located at:

https://www.redland.qld.gov.au/info/20226/council_plans_and_financial_information/433/annual_report

32. Customer contact standards

RW has developed a Customer Service Charter which outlines its commitments to its customers, community and environment. A copy of the Customer Service Charter can be found at:

http://www.redland.qld.gov.au/download/downloads/id/1466/redland_water_customer_service_charter_march_2015.pdf

[http://www.redland.qld.gov.au/EnvironmentWaste/Water/Documents/Customer Service Charter March 2015 for upload.pdf](http://www.redland.qld.gov.au/EnvironmentWaste/Water/Documents/Customer_Service_Charter_March_2015_for_upload.pdf)

RCC operates a specialised Customer Service team for handling enquiries, faults and complaints in a prompt, knowledgeable, consistent and friendly manner. Customers can contact them via phone, email and in writing. The Customer Service team operates between 8:30am and 5.00pm on normal business days.

Customers are able to report service faults or concerns in relation to the water and wastewater networks (water quality, wastewater odours, system leakages, environmental overflows etc.) to Council's Customer Service team at any time 24 hours per day, 7 days per week. Calls made after normal business hours on weekdays, as well as those made on weekends and public holidays, are automatically routed to RCC's 24-hour after hours service.

RW also maintains a website which contains comprehensive information in relation to all facets of the business, as well as various forms required to be completed by customers.

33. Customer complaints

Customer complaints may include the provision of negative feedback or an expression of dissatisfaction in relation to business dealings, policy decisions, actions undertaken or the failure to perform certain actions. A complaint is not the same as a request for service, a request for information or an enquiry seeking clarification of an issue. Examples of matters that are not classified as complaints include:

- a request for service or assistance with clarification on a matter;
- an enquiry into the progress of a water meter connection;
- a request to take action on a leaking water pipe or any other service fault;
- an inquiry to seek clarification or further information about a bill.

When customers contact RW with a complaint, they can expect to:

- be treated with courtesy and respect;
- receive appropriate support where special needs are identified, e.g. interpreters etc.;
- be provided with a reference number for any future enquiry or follow-up;
- be kept informed of the process and outcome;
- have their complaint and personal details kept confidential;
- have the matter investigated thoroughly and objectively;
- receive an outcome for resolution within 10 to 20 working days, depending on the complexity of the complaint.

RW's approach when dealing with complaints allows for fair and detailed consideration. RW handles complaints based on the seriousness/complexity of the complaint. This allows a review process to occur should a complainant not be satisfied with the result. Performance targets require > 90% of complaints to be resolved by RW within 20 days.

Redland Water's bills

This section of the *Water Netserv Plan* outlines the billing arrangements in relation to service charges, connection charges and infrastructure charges.

34. Services

The following table outlines the key components in relation to bills issued for service charges for residential and non-residential customers.

Table 34-1 – Key bill components

COMPONENT	DESCRIPTION
Meter reading	<p>Meter readings are used to calculate consumption charges that appear on the RW bill. Water meters are read quarterly. This is undertaken on a rolling basis across the city.</p> <p>In most cases the water meter is located inside the property and RW's meter reader will enter the property to take the reading.</p> <p>If their officers cannot read the meter (e.g. locked gates, a dog, etc.), RW will contact the customer via a self-read card to obtain a reading. Where a reading cannot be obtained, an estimate of the property's water consumption will be applied. Estimates are based on the property's historical water consumption.</p> <p>Meter accuracy reduces with age or usage. If the water meter is found to have stopped or is damaged, an estimate of the property's water consumption may be applied based on historical consumption. RW runs a program of meter replacement that accounts for the age of the meters they own and operate. When a water meter is replaced, the final reading is recorded for billing prior to the new meter being installed.</p>
Water summary details	<p>The following details will appear on an RW summary that accompanies the RCC rates notice:</p> <ul style="list-style-type: none"> • the date of issue; • the customer's postal address, account number and the address of the property to which the charges apply; • the date the water meter was read, or if an estimate was made, a clear statement that an estimate was made; • the amount the customer is required to pay; • the date by which the customer is required to pay; • RW's telephone contact details; • the daily rate of drinking water usage at an individually metered property for the current reading period, including a graph showing current drinking water usage, as well as usage over each period of the previous 12 months and a comparison of usage for the same period for the previous year; • state government bulk water kilolitre usage.
Bill frequency	<p>RW's billing occurs on a quarterly basis. Redland customers receive their water and wastewater bill as part of their rates notice.</p>
Bill payment	<p>There are many methods for accepting payment, including by mail, direct debit, BPAY and by telephone. The specific payment options can be viewed on the RCC website.</p>

COMPONENT	DESCRIPTION
Late bill payment	RW will apply 11% interest per annum to all bills that have not been paid within 30 days of the date of issue. Interest is compounded daily.
Payment arrangements	<p>RW recognises some customers may experience financial hardship (often due to circumstances beyond their control) which could affect their ability to meet the payment terms for their water and wastewater accounts.</p> <p>RCC provides assistance to customers experiencing difficulty in paying their account by way of a payment arrangement. A customer's eligibility to receive assistance under these provisions is contained within the current RCC hardship policies:</p> <p>https://www.redland.qld.gov.au/download/downloads/id/1895/collection_of_rates_and_charges_and_other_revenues.pdf</p> <p>https://www.redland.qld.gov.au/download/downloads/id/269/council_pensioner_rebate_policy_-_pol-2557.pdf</p> <p>https://www.redland.qld.gov.au/download/downloads/id/285/pol-3114_exceptional_circumstance_waiver_policy.PDF</p> <p>https://www.redland.qld.gov.au/download/downloads/id/315/pensioner_general_rate_deferral_pol-2556.pdf</p>
Restriction of service	<p>As a last resort, RW may restrict the water supply to a property when the property owner refuses to pay the required charges. By law, the water supply may be reduced to the minimum level required for the health and sanitation of the occupier but not completely shut off. We will not restrict your water supply:</p> <ul style="list-style-type: none"> • without explaining alternative payment options; • without giving the chance to get benefit or concessions; • if there is a dispute about the amount owing; • if the customer is a tenant and the landlord is responsible for the debt; • if the customer has proven financial hardship; • if the customer needs water for a life support machine or other special needs; • if the restriction will cause a health hazard having taken into consideration any customer concerns. <p>Resumption of unrestricted supply will be prompt when the reason for the restriction no longer applies.</p>

Additional information concerning the following items can be obtained by contacting RCC's Customer Service team or can be downloaded from RCC's website:

- special meter readings;
- sub-metering of multi-unit developments;
- meter accuracy testing;
- water consumption advice notices;
- fee for service items, such as:
 - water and wastewater laboratory testing services;
 - private works (installation and maintenance services).

35. Trade waste

Trade waste accounts are issued quarterly and include the base charge for the current financial year together with conveyance and treatment charges.

36. Metered standpipes and filling stations

A bond is required to be paid for short or long-term hire of a metered standpipe. Quarterly readings are obtained from the hirer. Metered standpipe hire and consumption charges are invoiced quarterly.

An annual permit fee is required for a filling station application. Potable water and recycled water consumption volumes are billed up front in order to issue an access card to tanker drivers. Potable water filling stations are located in 2 separate areas across the city and recycled water from a designated WWTP.

37. Connections

RW will provide a written quotation for connections to, disconnections from, or changes to a connection to an RW network. The applicant will be required to pay all charges associated with the connection including any network contribution charge prior to RW scheduling the works.

38. Infrastructure charges

Infrastructure charges may only be levied by giving a person an adopted infrastructure charges notice. RCC issues the infrastructure charges notice to the person with a development approval or compliance permit, inclusive of the charges for water and wastewater infrastructure.

Development assessment

Development assessment (DA) refers to the way RW receives, manages and decides development applications made under the *Sustainable Planning Act 2009*. This section of the *Water Netserv Plan* outlines how RW handles DA.

RW will maintain its delegation of DA functions to RCC's City Planning & Assessment Group. Close interaction between the assessment officers in the assessment teams and RW staff in both the planning and operational areas will be maintained through weekly application review meetings and constant involvement from RW staff in complex and large development applications.

This option provides better end results for the development applicants as legislated timeframes are more easily met and better coordination of essential service provision is maintained in developments approved in the RCC area.

The delegation of assessment tasks to RCC also extends to the calculating of infrastructure charges associated with trunk water and wastewater infrastructure provision. This enables efficient and accurate processing of all development responses under a "one-stop-shop" philosophy.

To summarise, the functions that RW as a water service provider delegates to RCC are:

- DA receipting;
- information requests;
- DA decision making;
- negotiated decision requests;
- infrastructure charge notice preparation, collection and receipting;
- compliance inspections.

Appendices

Appendix A – Water supply connection area

Appendix B – Wastewater connection area

Appendix A – Water supply connection area and trunk infrastructure maps

Hyperlinks to be provided upon completion of the LGIP

Appendix B – Wastewater connection area and trunk infrastructure maps

Hyperlinks to be provided upon completion of the LGIP

11.2.6 DRAFT MULTIPLE DWELLING DESIGN GUIDE

Objective Reference:	A2588348 Reports and Attachments (Archives)
Attachment:	<u>Draft Multiple Dwelling Design Guide</u>
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning and Assessment
Report Author:	Isabel Lockwood Strategic Planning Officer

PURPOSE

The purpose of this report is to seek Council approval to endorse the Draft Multiple Dwelling Design Guide (MDDG) for the purpose of Public Consultation for a period of four (4) weeks commencing on the 05 October 2017.

BACKGROUND

The Wise Planning and Design theme espoused in the Corporate Plan 2015-2020, recognises that Council will seek to enhance the character, amenity and liveability of the City. In support of this theme the 2016/2017 Operational Plan incorporated a project to prepare best practice design guidelines for multiple dwellings developments in the City. The Draft MDDG seeks to complement the City Plan by identifying the critical design elements which contribute positively to the creation of attractive and liveable urban spaces reflective of Redland's character, identity and lifestyle. Once finalised the draft MDDG will provide important guidance in achieving high quality multiple dwelling design outcomes in the City.

ISSUES

The key aim of the Draft MDDG is to ensure multiple dwelling developments contribute positively to the Redlands character, identity and lifestyle by:

- protecting and enhancing existing streetscapes and creating new and attractive streetscapes;
- delivering sub-tropical and climatically responsive design outcomes;
- providing an attractive, high quality and vibrant built environment reflective of the Redland character and Bayside location;
- pictorially and graphically illustrating desired design outcomes of the City Plan;
- assisting both designers and assessors in the development assessment process.

The Draft MDDG will assist applicants in addressing the Performance Outcomes in the Medium Density Residential Zone Code in the draft City Plan, particularly in relation to vibrant and attractive streetscapes, sub-tropical and climatically responsive design and safe and liveable environments. Importantly the guide does not seek to add new criteria for

matters which already have specified Acceptable Outcomes in the Medium Density Residential Zone Code in the draft City Plan such as building height, building setbacks and site coverage.

It is intended to undertake public consultation for a period of four weeks. At the close of the submission period, submissions will be reviewed, amendments made where appropriate and a final document presented to Council for adoption.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements to prepare the draft MDDG. However once finalised, the Design Guide will assist applicants in addressing Performance Outcomes in the City Plan, particularly in relation to vibrant and attractive streetscapes, sub-tropical and climatically responsive design and safe and liveable environments.

Risk Management

No risks have been identified with the draft MDDG.

Financial

No financial implications have been identified.

People

Consultation and internal training will be implemented via the Communications Team and existing internal planning resources.

Environmental

The Draft MDDG will provide guidance in ensuring landscaping elements in multiple dwelling developments contribute positively to Redlands character, identity and lifestyle.

Social

The Draft MDDG will provide guidance in ensuring multiple dwelling developments contribute positively to Redlands character, identity and lifestyle.

Alignment with Council's Policy and Plans

This report supports Councils Corporate Plan 2015-2020 - Wise Planning and Design in enhancing the Redland City's character and liveability and delivering an effective and efficient development assessment process that is consistent with legislation, best practice and community expectations.

CONSULTATION

Consultation has occurred internally within the City Planning and Assessment Group. In addition the draft document has been subject to a peer review by an external urban design consultant. Internal consultation and urban design training will continue within the City Planning and Assessment Group in addition to the proposed external consultation on the draft MDDG.

OPTIONS

1. That Council resolves to endorse the Draft Multiple Dwelling Design Guide for the purpose of Public Consultation for a period of four (4) weeks commencing on the 05 October 2017.

2. That Council resolves to endorse the Draft Multiple Dwelling Design Guide for the purpose of Public Consultation for a period of four (4) weeks commencing on the 05 October 2017, with amendments.
3. That Council does not endorse the Draft Multiple Dwelling Design Guide for the purpose of Public Consultation.

OFFICER'S RECOMMENDATION

That Council resolves to endorse the Draft Multiple Dwelling Design Guide for the purpose of Public Consultation for a period of four (4) weeks commencing on the 05 October 2017.



DRAFT MULTIPLE DWELLING DESIGN GUIDE





MAYOR'S FOREWORD

In the Redlands we cherish our character, identity and lifestyle – all shaped by our enviable location, adjoining Moreton Bay and regionally significant areas of high environmental and visual quality. As our City continues to grow and more people call Redlands home, achieving good design will be critical to maintaining the quality of life and amenity currently enjoyed by our residents and visitors alike.

Our draft Redland City Plan provides an important blueprint for managing how our City will grow, managing expected population growth while at the same time responding to demographic changes and lifestyle trends. These changes will require greater diversity in our housing options and an increasingly important role for multiple dwellings strategically located throughout the City close to our centres and public transport .

The Multiple Dwelling Design Guide will complement the draft City Plan by identifying critical design elements which respond to our sub-tropical climate and reflect the identity of the Redlands.

We also hope that the design guide will promote dialogue between designers, planners, developers and the broader community as we plan for the growth of our city.

Cr Karen Williams
Redland City Mayor



CONTENTS

Introduction	4
Develop Applications and the Assessment Process	5
The Design Principles	8
01 Street Presence / Built Form / Articulation	10
02 Solar Penetration	14
03 Natural Ventilation.....	16
04 Open Space	18
05 Landscaping	22
06 Access and Parking	24
07 Servicing	26
Typologies	28
Multiple Dwellings on a Narrow Lot - 20 x >50m.....	28
Multiple Dwellings on a Lot Size - 40mx40m.....	29
Larger Multiple Dwelling Development With Communal Open Space Area	30
Multiple Dwellings - Mid Rise Apartment.....	31

Introduction

The aim of the Multiple Dwelling Design Guide (MDDG) is to achieve high standard design outcomes for multiple dwellings within Redland City.

The Redland City Plan (RCP) encourages housing diversity and affordability for residents through a choice of housing product and location. This guide intends to help to provide a vibrant, safe and attractive built environment in a landscape setting to address the housing needs of changing demographics into the future. This guide provides design advice across a range of housing products.

The guide:

- Explains the relationship to the statutory approval process;
- Provides residential design guidance consisting of a set of principles that are aligned with the Redland City Plan, supplemented by images, diagrams and explanatory text; and
- Outlines information that will ensure a well made proposal when preparing and submitting a development application for approval.

RELATIONSHIP WITH THE REDLAND CITY PLAN

This Design Guide will be used as a reference document to guide good design outcomes to support the criteria for assessable development contained within the RCP.

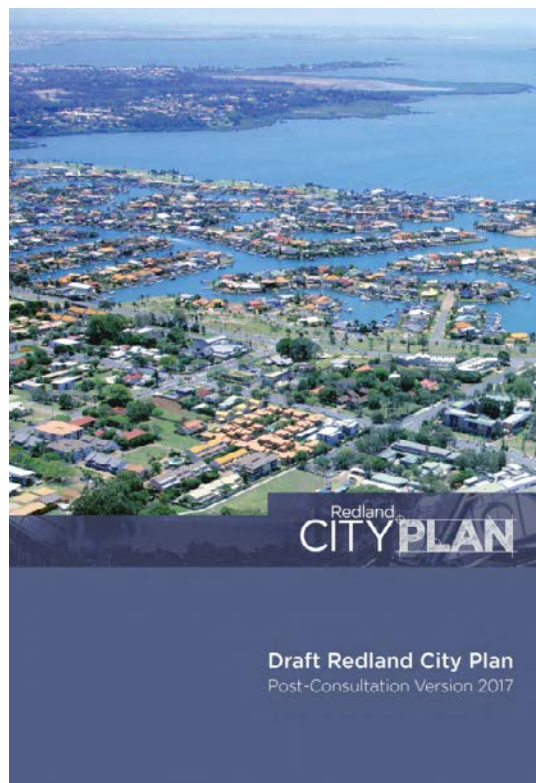
The RCP Strategic Framework identifies the various characteristics which make up a series of residential and separate centres zones which provide opportunities for development of various lot sizes, a range of densities and resulting diversity in housing design.

The Design Guide principally applies to development of multiple dwellings within the Low Medium Density Residential (LMDR) and the Medium Density Residential (MDR) Zones.

Definitions:

The terms used in the MDDG are defined in Schedule 1 of the RCP – Definitions

For clarification a Multiple Dwelling is defined as a premises containing three or more dwellings for separate households. It includes apartments, flats, units, townhouses, row housing and triplex.



Develop Applications and the Assessment Process

PRE-LODGEMENT PROCEDURES

RCC has a Pre-lodgement procedure. This guide provides a resource for pre-lodgement discussions to ensure they are used effectively. The guide advocates meeting early in the design and planning process to focus on how to achieve the best design outcome for each development site. This is the key to an efficient assessment process.

It is recommended that consideration is given to the provision of information such as a Design Statement for the Pre-lodgement meeting.

Design is a process, not just an end result.

A Design Statement is intended to explain the analysis, the design evolution and principles on which a development proposal is based.

The Statement should be a combination of diagrams, illustrations, photographs and information. This is usually information which will have been collated by the designer through the design process and therefore should not be onerous.

An initial Design Statement can be submitted for a Pre-lodgement meeting. This would enable the assessment manager to provide an informed initial response to the main issues raised by the proposal.



SITE VISIT



WHAT IS A DESIGN STATEMENT?

The Planning Act sets out the mandatory supporting information for Development Applications.

This MDDG recommends that consideration is given to the provision of additional information such as a Design Statement principally based on diagrams, illustrations and photographs.

It is recommended that a Design Statement consists of three parts:

- 1 A site and neighbourhood analysis
- 2 Opportunities and constraints analysis and initial design parameters: a summary of the analysis, highlighting the main elements that will inform the initial design parameters.
- 3 Design testing and response: Present the development proposal, outline how it responds to the site and surrounding area, how various design concepts have been tested and an explanation of the design rationale.

REVIEW ANALYSIS OPPORTUNITIES AND CONSTRAINTS DIAGRAM



DEVELOPMENT PROPOSAL DESIGN TESTING AND RESPONSE



PRE-LODGE MEETING WITH COUNCIL TO DISCUSS PROPOSAL (BEST PRACTICE)

HOW DOES A DESIGN STATEMENT ADD VALUE TO MY APPLICATION AND DEVELOPMENT?

A Design Statement is a non-mandatory document but a well prepared Design Statement may reduce the need for officers to ask for further information during the application process as it can clearly present the rationale for why design decisions have been made. It can also help to avoid costly amendments to the proposal at later stages and facilitate an expedited assessment process. Furthermore, it can be used as a useful tool for engagement and explanation to residents who may otherwise raise concerns and submissions.



AMEND/FINALISE DEVELOPMENT PROPOSAL



LODGE APPLICATION



The Design Principles

SUBTROPICAL DESIGN

CONTEXT

South East Queensland is Australia’s only sub-tropical metropolitan region. Residents of Redlands City enjoy the character and lifestyle provided by its bayside location, parklands and urban and rural settings. As a result, the multiple dwellings within the Redlands should have climatically responsive designs, creating attractive streetscapes within safe and liveable environments.

Development in Redlands takes full advantage of the subtropical climate and prevailing coastal breezes through creative and responsive design and orientation. Good sub tropical design practices and solutions can minimise energy use and environmental impacts.

Buildings which provide partial light and shade and allow for natural ventilation and semi-outdoor living are intrinsic to the Redlands vernacular.

Trees are a valuable urban asset and a key component of the landscape setting within Redlands, contributing to the visual amenity plus providing environmental benefits. These need to be planned and managed alongside other urban infrastructure.

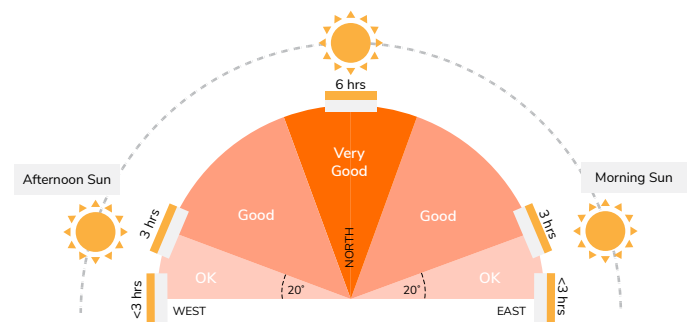
Materials commonly used in vernacular styles are corrugated metal sheet, timber weatherboards. Many more contemporary designs and residential building forms have incorporated timber and light weight materials which complement traditional materials.

FORM & SCALE

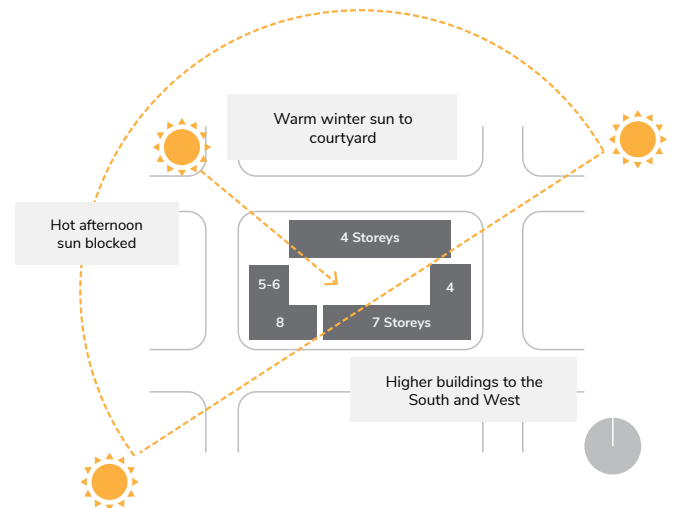
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

An appropriate built form for a site should have regard to building alignments, proportions, building type and articulation..

OUR CLIMATE



The hours of sunlight that can be expected in mid winter are directly related to the orientation of the façade. This diagram shows the optimal orientation for habitable rooms and balconies.



Example of design of apartment block and open space responding to climatic considerations of building orientation to day/sunlight, typical to Redland City.

BUILDING ENVELOPES

A building envelope is a three dimensional volume that defines the outermost part of a site that the building can occupy.

Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block sizes in a particular location.

Built form provisions are set out in the Planning Scheme. Each of the residential zone codes in the Planning Scheme sets out the related Performance Outcomes and Acceptable Outcomes particularly relating to

- Site cover
- Building height
- Building setbacks

However over and above these zone provisions, the context and characteristics of each site will determine the building envelope.

The design guide therefore does not duplicate these City Plan code requirements, but provides supplementary advice.

THE 7 DESIGN PRINCIPLES

The 7 design principles set out in this Design Guide contain the elements that contribute to climatic responsive designs, with the creation of attractive streetscapes with a sense of Redlands identity and liveable and safe environments.

The design principles are directly related to Performance Outcomes in the relevant zones in the RCP.

These principles are applicable to all forms of multiple dwellings. Examples are provided for a range of residential lot sizes/configurations and a variety of built forms.

The Design Principles are:

- 01 Street Presence/Built Form/Articulation
- 02 Solar Penetration
- 03 Natural Ventilation
- 04 Open Space
- 05 Landscaping
- 06 Access and Parking
- 07 Servicing

01 STREET PRESENCE/BUILT FORM/ARTICULATION

INTRODUCTION

Streetscapes are defined by a combination of public elements (carriageways, kerbs and footpaths) and private elements (street setbacks, fences and building facade). These elements should work together to create attractive streets and public spaces.

The interaction of a building at ground level is critical to delivering successful streetscapes.

Building façades provide visual interest along the street while respecting, complementing and adding to the character of the local area.

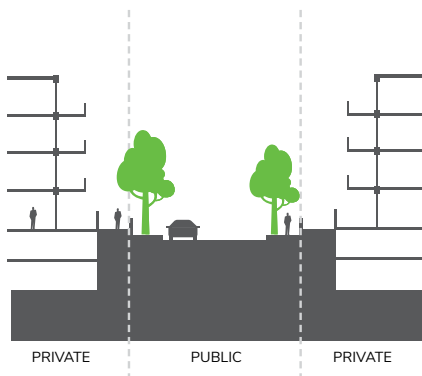
The roof is an important element in the overall composition and design of a building. Quality roof design provides a positive addition to the character of an area and can form an important part of the skyline.

DESIGN CONSIDERATIONS

- Provide good interaction with streets and public spaces by locating habitable rooms at ground floor level. Upper levels contain terraces and balconies to support passive surveillance
- Allow for casual surveillance of main pedestrian entrances and communal open

space without compromising privacy of dwellings

- Break up the appearance of large buildings by incorporating design elements that reflect the existing streetscape rhythm and scale
- Buildings should be articulated to complement the character of the street by using similar proportioned roof forms, doors, windows or verandahs
- Entrances should be visible and obvious from the street or public thoroughfare
- Important corners are given prominence through a change in articulation, materials or colour, roof expression or changes in height
- Develop a colour and materials palette to ensure the look and feel of elements such as fences, balustrades, screens and pergolas integrate with the overall appearance of the building
- A palette of textures, materials, detail and colour that are proportional and arranged in patterns
- Public art or treatments to exterior blank walls
- Avoid lengths of unarticulated blank walls and monotonous building materials and colour



Streetscapes are defined by a combination of public elements (carriageways, kerbs, verges and footpaths) and private elements (street setbacks, fences and building facades).



A mixed use building that creates a street presence, with an open aspect which invites access to the commercial floor whilst the residential units have a layered articulation with a palette of materials.



Units address the street with direct pedestrian access which balances openness with privacy.

01 STREET LIFE

For townhouse and low rise multiple dwellings front gardens should orientate towards streets and public spaces, preferably with front doors and/or direct pedestrian access to these.

Balconies should face onto and overlook streets and public spaces. Balconies, fence height and transparency allow passive surveillance to the street.

The repetition of a simple design can often create a rhythm to the streetscape.

Car access and garages should not dominate the streetscape. Higher density housing forms should be developed with rear vehicle access to achieve high quality streetscapes.

02 CORNERS COUNT

Careful attention to the design of key corners can make a significant contribution to the character of area. The colour and design can create a distinct façade for both front and side elevations on a significant corner.

The continuity of the simple materials and colour palette, together with the design of townhouses can flow around the corner.

The use of bold design features adds prominence to the corner.

Landmark corners may extend to street edges, with taller, more vertical facade treatments.



Buildings address the street. Entrances at both ground floor and above are clearly visible.



This apartment block contributes to the streetscape with projecting balconies and also provides direct pedestrian access for each of the ground floor units.



The continuity of the simple materials and colour palette, together with the design of the townhouses flows around the corner

03 FRONT DOORS & OPENINGS

Entries should need to be positively reinforced, integrated and transparent. Front entries of buildings should be expressed as feature elements of the building and be obvious without the need for signage. Entrances should have a high degree of passive surveillance and definition.

04 FACADE DETAIL

Building articulation such as balconies and variation in depth of window reveals provide visual interest to the façade.

Visual interest can be enhanced with a variety of balustrading expressions with solid, glazed, angled, or curved treatments.

Contrasting materials and colours on facades create visual interest, a vertical emphasis and visually reduce the bulk of taller buildings

Podia with active frontages define streets and public spaces.

05 CASUAL SURVEILLANCE

The orientation of living areas and active frontages towards streets and public places increases the level of casual surveillance. This requires a balance between building and landscape design in order to provide adequate levels of privacy while ensuring casual surveillance of public spaces



A well proportioned building with strong articulation addresses the corner.



Balconies can still add outdoor living space and visual feathering at key corners, with a textured and articulated facade to a west facing elevation



Building articulation, casual surveillance and direct entry to the street, all contribute to the streetscape

06 ROOFS

- Larger buildings should have a distinct roof that:
 - breaks down the scale of the building
 - relates to the street
 - maximises solar access during winter and provides shade during summer
 - includes roof vents to allow hot air release, to reduce heat build up



Articulated roofs throughout the design.

07 FENCING & WALLS

Front fences and walls along street frontages should use visually permeable materials and treatments.

Where fencing is used, ensure a mixture of building materials are used which complement the design of the buildings. Vegetation screening and planter boxes can also be incorporated into the design to soften the visual impacts of large fence lines.



Railings with landscaping provide transparency to the street, the raised aspect provides an amount of privacy.



Fencing materials allow for casual surveillance whilst also maintaining privacy for residents.

02 SOLAR PENETRATION

INTRODUCTION

Solar and daylight access reduces reliance on artificial lighting and heating, as well as improving energy efficiency and residential amenity. The aim is to maximise solar access and natural light to habitable rooms, primary windows and private open space.

In South East Queensland, sun entry is desirable from mid-April to mid-October. A moveable shade device should be used on north-facing openings to exclude sun entry from mid-October to mid-April.

Good solar access into a building can reduce the need for artificial lighting. Good orientation and exposure to natural light through the use of glass and windows, optimises light while minimising heat load.

The use of light wells, atriums and skylights to allow the penetration of natural light to common areas of buildings is important in creating attractive and welcoming spaces especially where access to natural daylight is restricted or difficult to achieve for privacy or other reasons.

DESIGN CONSIDERATIONS

- Maximise northern aspect dwellings
- Orientate all habitable room windows, private secluded open space and balconies and courtyards to the north whenever possible
- Living areas are best located to the north and service areas to the south and west
- Minimise the number of single aspect south facing apartments
- Consider shallow apartment layouts, two storey and mezzanine level apartments which maximise daylight penetration
- Design common corridors and lift lobbies with natural light
- Building setbacks and separation distances seek to ensure daylight penetrates all sides of a building
- Generous floor to ceiling heights along with permeable façades allow natural light to penetrate further into buildings



Common corridors and stairwell designed to be naturally lit



Variation in building depth, hoods, projections and screening provides solar access and effective shading

01 ORIENTATION

The hours of sunlight that can be expected in mid winter are directly related to the orientation of the facade. The diagram on pg9 shows the optimal orientation for habitable rooms and balconies.

Lot and block layout design should facilitate good housing orientation optimising solar access to inner courtyards during cooler months and the shading potential during the summer months.

02 WINDOWS & ROOFS

Solar access to apartments can be maximised by angling roofs to the north and east. Hoods and overhangs shade walls and windows from the summer sun.

03 LOUVERS & SCREENS

Screens and louvers are effective elements to assist in sun protection, adjustable screens allow for solar penetration in winter months and block sun during summer months.

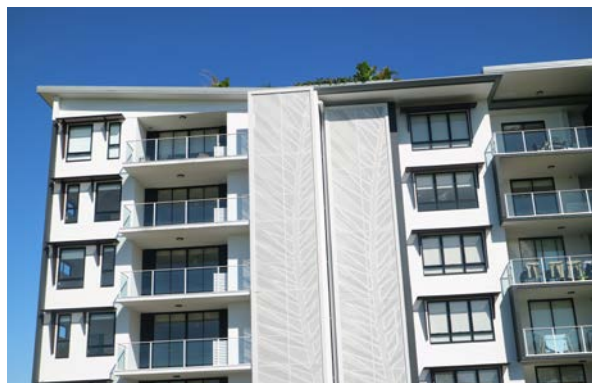
Vertical blinds and window hoods are effective for sun management and add aesthetic interest and depth to the facade.



Variation in vertical and horizontal screening



Dwellings with east facing aspects can also benefit from angled roofs, overhanging eaves and screens.



This apartment block has a north eastern aspect. The artistic screening provides a distinct identity and gives vertical emphasis to break up the long facade.

03 NATURAL VENTILATION

INTRODUCTION

Natural ventilation responds to the local climate and reduces the need for mechanical ventilation and air conditioning thereby increasing energy efficiency, environmental performance and ongoing savings on household energy bills.

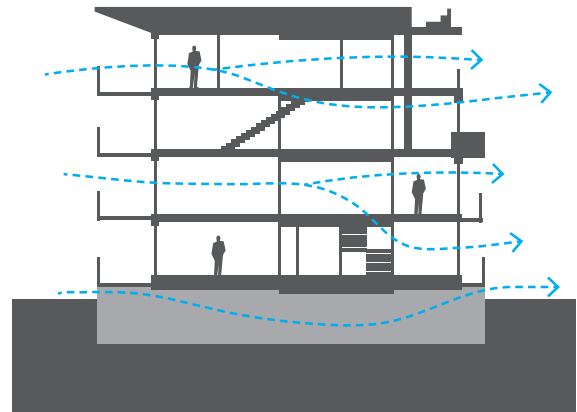
The subtropical climate encourages structures which can be adjusted to suit the weather.

Incorporating operable elements into the building design and layout, such as windows, doors and movable walls, into the façades provides occupants greater control over the internal environment while allowing interaction with life and activity on the street.

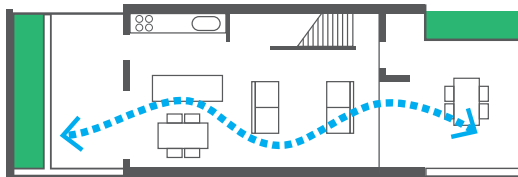
The constant movement of fresh air through buildings and spaces increases indoor health while saving on capital and ongoing costs for mechanically ventilated spaces.

DESIGN CONSIDERATIONS

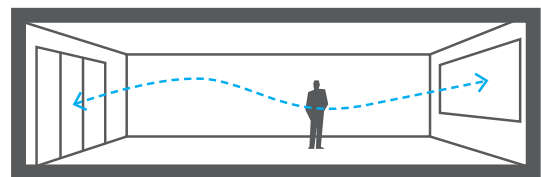
- Habitable rooms with dual orientation are encouraged to facilitate good cross-ventilation
- Consider shallow apartment layouts, two storey and mezzanine level apartments
- Minimise the number of single aspect south facing apartments
- Design common corridors and lift lobbies with natural light



Habitable rooms with dual orientation are encouraged to facilitate good cross-ventilation



Cross ventilation in a dwelling.



Higher density apartment blocks may have a narrow floor plan to maximise north facing apartments and cross ventilation

01 CROSS VENTILATION

Habitable rooms with dual orientation are encouraged to facilitate good cross-ventilation. For multiple dwellings such as apartment blocks a narrow floor plan can maximise north facing apartments and allow cross ventilation. Dual aspect apartments, with doors and windows that can be opened maximise natural ventilation.

02 WINDOWS & ROOFS

Operable windows and openings in façades are oriented towards cooling breezes providing cross-ventilation and allow the passage of daylight while reducing unwanted heat transfer.

The placement of these needs to be considered in the context of building setbacks, privacy and adjoining structures to allow the penetration of light and air through buildings and spaces.

03 LOUVRES & SCREENS

Screens and louvres help to layer façades providing variety and detail. These elements also allow the flow of breezes through buildings. Larger operable elements such as moveable screens, doors and windows operate to control light, air and privacy and allow seamless transition between indoor and outdoor spaces.



Dual aspect apartments, with doors and windows that can be opened maximise natural ventilation opportunities. Common lift areas have natural light



Shallow apartment block with narrow floor plan maximises cross ventilation.



Elevated eaves creates shading and captures cooling breeze plus breeze filtered through screens at entrance and circulation points between the dwelling units.

04 OPEN SPACE

INTRODUCTION

Private open spaces are outdoor spaces, including gardens, courtyards, terraces and balconies. Because of the important indoor-outdoor connections in a sub-tropical climate, the design, orientation and usability of these spaces are critical. Versatile outdoor living space in multi-residential buildings is vital in a sub-tropical climate, as found in South-East Queensland.

Communal open space allows for casual social interaction for larger multiple dwelling developments. It provides opportunities for internal recreation, landscape and visual relief plus it can provide opportunities for deep planting which can help create pleasant micro climates within large development sites. Communal space also provides opportunities to retain larger trees on development sites.

DESIGN CONSIDERATIONS

- All dwelling units which have access at ground level should have ground floor private terraces/garden areas.
- Orientation of private open spaces and balconies should predominately face north or east in order to improve access to warmth and light during the cooler months.



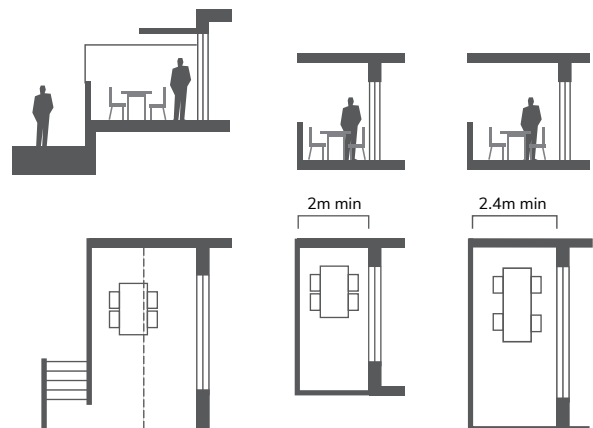
These units benefit from two balconies. The depth of each balcony is sized to suit its function.

- Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms
- Noisy locations may necessitate different solutions such as enclosed wintergardens, balconies with openable walls, bay windows or Juliet balconies
- Communal open space should be positioned in a central location with passive surveillance and solar access. Important design considerations include safety, amenity and durability.

01 PRIVATE SPACE & BALCONIES

Maximum privacy of internal spaces and outdoor areas is highly desirable. Direct overlooking and overshadowing, particularly in the case of two storey buildings, of neighbouring buildings and their private outdoor spaces can be minimised by considering building layout and location, design of windows and balconies, screening devices and landscaping.

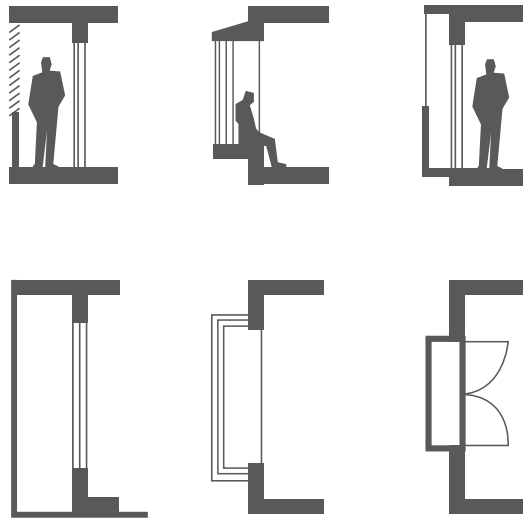
Appropriate building and landscape measures such as sensitive window location and avoidance of verandahs of adjoining dwellings facing each other, use of privacy screens and shade devices and screen planting should be utilised to improve visual privacy.



At ground floor private terraces may be appropriate. The depth of balconies should allow for table and seating to be accommodated.

To achieve privacy the following should be considered:

- Staggering windows to avoid direct outlook to neighbours private open space, bedrooms and living rooms.
- Avoid decks and balconies of adjoining properties facing each other across side boundaries. If they do overlook they must incorporate privacy measures such as sliding panels, louvres or battening.
- Privacy screen to windows such as blinds, shutters, screen planting.
- In two storey dwellings, sill heights of at least 1.5 metres above floor level or fixed translucent glazing in any part of the window below 1.5 metres.



Noisy locations may necessitate different solutions such as enclosed wintergardens, balconies with openable walls, bay windows or Juliet balconies

Balconies are essential to all multi storey residential development. As a key expression of the built form they serve a public function as part of the visual expression of a building. They provide opportunities to articulate the facade helping break up long lengths of wall planes and can assist in providing shade to façades to reduce heat load.

Most importantly balconies create private outdoor space for recreation and enjoyment plus they provide access to natural light, air, views and landscape. Balconies also provide opportunity for interaction and surveillance of street and public space and so provide a public expression of the internal function of buildings.

Balconies can vary in shape and size but they need to be of sufficient depth to be useable.

Air conditioning units and other equipment should ideally be located on roofs, in basements, or fully integrated into the building design so as to not detract from private open space.



Balconies enhance the amenity and indoor/outdoor lifestyle of residents. Building articulation such as balconies and deeper window reveals provide visual interest to the facade.



Balconies provide open living areas, sun and breeze is filtered naturally by street trees.

02 COMMUNAL OPEN SPACE

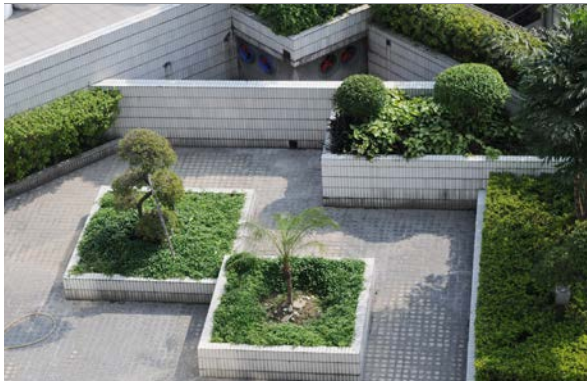
Facilities should be provided within communal open spaces and common spaces for a range of age groups. These may incorporate some of the following elements:

- Seating for individuals or groups;
- Barbecue areas;
- Play equipment or play areas; and
- Swimming pools, gyms, tennis courts or common rooms.

Pedestrian connectivity to key locations is essential to integration with the existing urban fabric. Pedestrian routes need to be safe, well lit and with passive surveillance.



Communal open space with good passive surveillance from surrounding dwellings.



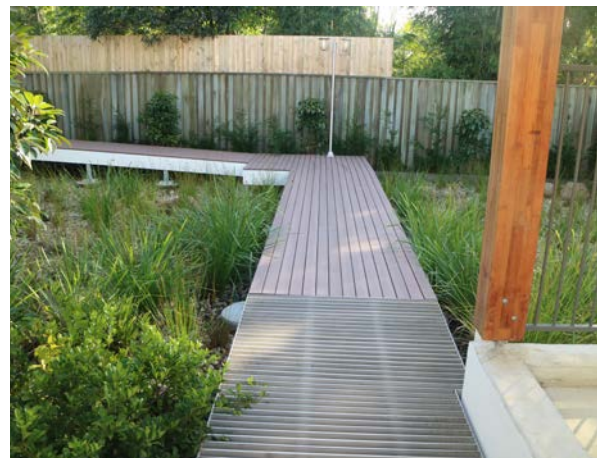
Roof top communal open space



Communal open space raised above a drainage area. Whilst this is not central a well lit footpath route runs past the bbq area, which allows for passive surveillance



Communal open space in central, visible position





05 LANDSCAPING

INTRODUCTION

Landscaping is a key characteristic of Redland City. Appropriate landscaping reinforces the sense of being in a landscape setting.

Hard landscapes are used to describe the construction materials used, while soft landscapes refer to ecological components such as grass, shrubs and trees. Both hard and soft landscape design contributes to the building setting.

Landscaped gardens can reflect the sub-tropical environment in which the buildings will stand. The South East Queensland sub-tropical environment is home to a vast array of lush foliage and vibrant plant life.

The street interface is critical both in terms of contribution to the landscaping and in crime prevention through environmental design. The design needs to be coordinated with other disciplines to ensure the building design and service locations complement the landscape and public domain.

DESIGN CONSIDERATIONS

- Retain and incorporate existing trees/ significant vegetation where possible
- Retain street trees and allow additional planting with appropriate species
- Landscaped areas should take advantage of existing site conditions such as changes in level and views
- Allow for establishment of deep rooted trees and mature perimeter planting by providing adequate space between site boundaries and building, car park, basement structure and along common driveways
- Incorporate landscaping, particularly canopy trees, into the design of developments to provide an outlook; privacy, shade and contribution to a landscape character and positive amenity outcomes
- Tree species and size should respond to orientation
- Avoid narrow landscaping strips on boundaries which are unable to accommodate significant plants due to their restricted dimensions
- Consider permeable ground surfaces that allow rainwater to penetrate the soil to support the healthy growth of trees, protect tree root zones, and treat/reduce stormwater run-off
- Co-locate outdoor building services to maximise the opportunity for substantial landscaping
- Where appropriate building designs should incorporate opportunities for planting on structures. Design solutions may include green walls or green roofs, particularly where roofs are visible from the public domain.



Varied hard and soft landscaping with mature planting within the site add character and provide shade



Existing trees retained on frontage contribute to cooler pathways for breezes entering the dwellings

01 EXISTING STREET TREES

Existing street trees are a critical part of the urban landscape character of Redland City. Priority should be given to the retention of these trees. They contribute to the visual amenity, provide shade and can filter cooling breezes.

02 USE NATIVE SPECIES

The preference is to use local native species in landscaping, which will also provide habitat and food resources for local fauna species.

03 PLANTING FOR SHADE

Vegetation provides shade, reducing the urban heat island effect and cooling our public spaces. It contributes significant visual amenity and interaction with the natural environment, which has been proven to calm anxiety and contribute to overall health. Large shade trees and landscaping promote cool pathways for breezes entering buildings and contribute to the energy efficiency of buildings especially on western elevations.

04 DEEP PLANTING

Deep planting within the development should be provided at both the front and rear of development. This assists with privacy and separation of buildings. Semi and underground basements need to be setback from front and rear boundaries to allow the growth of canopy trees over time.

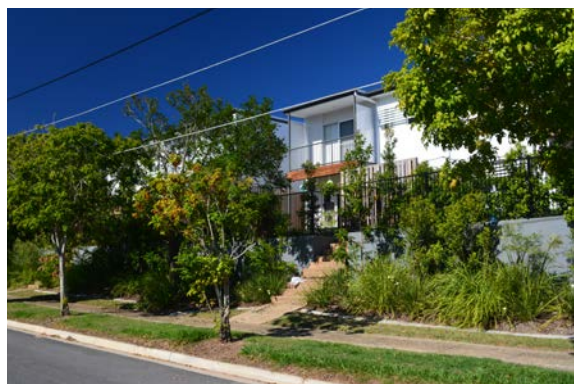
Similarly, planting adjacent to any retaining walls will assist in softening the visual impact of these walls.



Extensive landscaped areas both facing the frontage plus within the site.



Deep planting in front setback assists with shade and cooling environment for the apartments



These units have both ground level front garden space plus first floor balconies. Whilst fencing is open the change in level plus the planting assist the usability and privacy of garden space

06 ACCESS & PARKING

INTRODUCTION

Managing the location of car parking is important for a positive impact on streetscape character, pedestrian access and amenity. The location, type and design of vehicle access points can have significant impact on the streetscape, the site layout and the building façade design.

High quality materials should be used for hard surfaces, particularly for main accesses and key spaces, to maximise the lifespan of the materials and minimise maintenance costs. Materials can be used to indicate different functions and activities – for example paving slabs to pedestrian areas and blocks/sets to shared surfaces and carriageways.

DESIGN CONSIDERATIONS

- For apartments, at grade and semi-basement car parks should be sleeved (hidden) behind ground floor units.
- When designing car parking basement areas, provide adequate ground level site boundary setbacks to allow substantial landscaping such as canopy trees with deep roots
- Hard standing areas for parking should not be provided forward of the building line

- Varied materials for access road can punctuate and visually shorten the length of the access road
- Change in surface materials can also act as a traffic calming device
- Bicycle storage and visitor car parks need to be practical, safe and easily accessible from the main public thoroughfare

01 ACTIVE TRANSPORT

A key way to influence behaviour is to integrate active transport facilities, such as cycle centres and 'end of trip facilities' into the fabric of our towns and its buildings. Their addition contributes to active, healthy lifestyles and can improve occupant productivity all while reducing carbon emissions and traffic congestion.

Bicycle parking should be secure and easy to access from common areas, for example near entry/exit points of a site to make it convenient for users.



Shared surface clearly delineated by materials and markings



Parking integrated into the building design. Varied materials for access road punctuates and visually shortens the length of the access road. Change in materials can act as a traffic calming device

02 ACCESS & DRIVEWAYS

In general access-ways should not visually dominate the form of development.

Access driveways should have limited views by placement of building, staggered road alignment, planting and landscape treatment and varied materials. These elements can visually shorten the length of the access road.

A change in materials and the use of consistent materials for pedestrian and vehicular spaces can act as a traffic calming device.

For apartments, the impact of vehicle access points can be minimised by locating them on secondary/rear frontages.



Shared access with garages set back beneath housing helps to reduce the footprint of car parking at ground level and visual impact.

03 ONSITE PARKING

For apartments, basement and semi basements are the preferred treatment for car parking areas. These should be contained within the building line to enable deep planting areas to occur in setback areas. Natural ventilation must be provided to basement and sub basement car parking areas. Ventilation grills or screening devices for car parking openings should be integrated into the façade and landscape design.



For apartments, the impact of vehicle access points can be minimised by locating them on secondary/rear frontages



At grade car parking is behind the building line and does not dominate the streetscape



Staggered building alignment and landscaping reduces the visual impact of the internal road.

07 SERVICING

INTRODUCTION

Multiple dwellings have intensive servicing requirements (energy, boosters, pumps, waste, water, telecommunications, basement ventilation, etc). Servicing requirements need to be considered as an integral part of the initial design to produce effective outcomes.

Waste areas and services should be screened to ensure they do not dominate the streetscape. Common waste collection facilities should be located in areas easily accessible by both residents and municipal waste collection vehicles. Storage areas can be co-located in garages, allocated car parking areas or incorporated into the building design.

Early liaison with Redwaste will assist in achieving site specific solutions for waste collection in order to limit the need for HRV's to enter the site. Service and vehicle entries are best located off secondary side streets.

For larger developments where a waste collection vehicle needs to access internal streets or basement car parking, use the smallest waste vehicle possible to reduce heights and space required for turning paths.



Waste storage and services are screened and use of similar materials to the fencing to help blend with overall design.

DESIGN CONSIDERATIONS

- Waste collection, loading and servicing areas should be screened.
- For larger developments where a waste collection vehicle needs to access internal streets or basement car parking use the smallest waste vehicle possible to reduce heights and space required for turning paths
- Visual impact of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks
- Integrate lift wells and other building services into the overall design
- Services and plant need to be easily accessible for maintenance but can be designed to blend in with overall design

01 REFUSE STORAGE

Waste storage and services should be screened and use similar materials to the overall design. Storage areas should be well ventilated.

Their design and location should be visually consistent with the finishes and materials of the rest of the development.

Screened enclosures are preferably not within front setback.



Services and plant discreetly housed near mail boxes.



Services and plant need to be easily accessible for maintenance but can be designed to blend in with overall design and simple palette.



The service boxes visually blend with the colour palette and the landscaping will mature to soften the appearance of the services.



Plant and services screened but still allow for easy access for maintenance and inspection. Services screened to blend in with overall design and simple palette of colours of building.



Service boxes integrated into the colour palette of the scheme.



Multiple services screened within the design.



Refuse storage located within the site and with screening and good ventilation.

Typologies

EXAMPLES OF SITE SOLUTIONS

The following are examples of site configurations for multiple dwellings within Redland City Council.

These examples provide illustrations of how elements from the Design Principles can be incorporated to address the particular constraints that each format of site commonly raises. These are not intended as templates for each configuration as each site should respond to its context.

1. MULTIPLE DWELLINGS ON A NARROW LOT – LOT SIZE 20M X OVER 50M

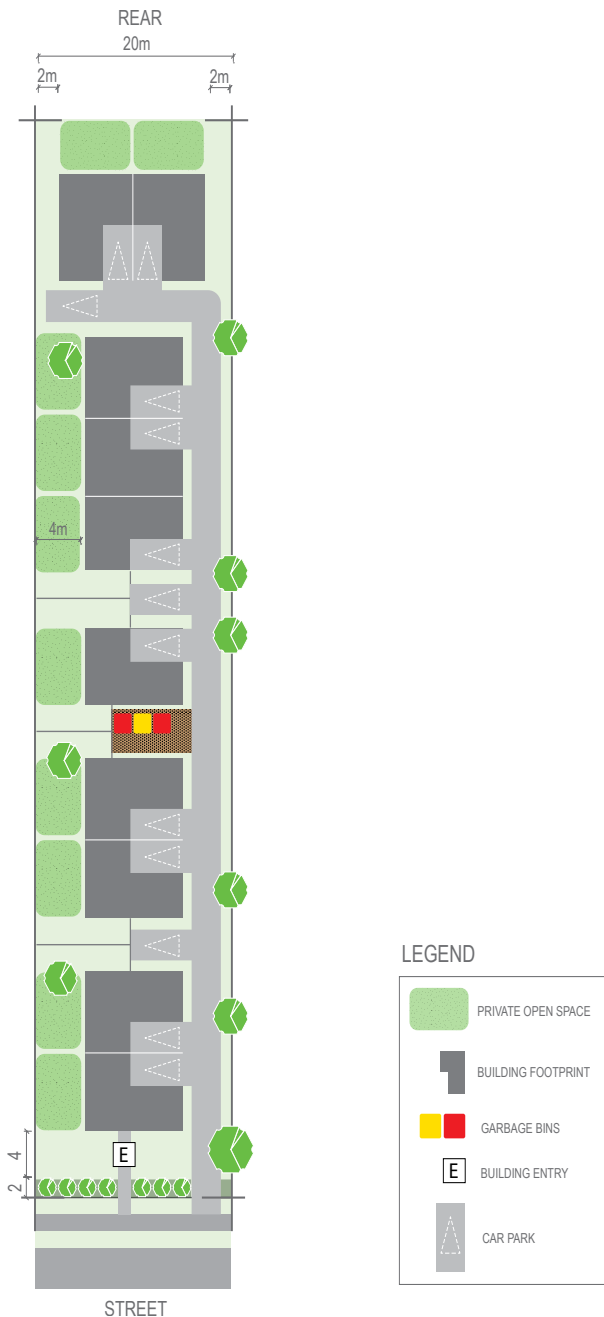


Figure 1 The access road has been positioned to the west of the buildings so that the private side alfresco/courtyards and living spaces for the units can benefit from natural light and ventilation from the north and east

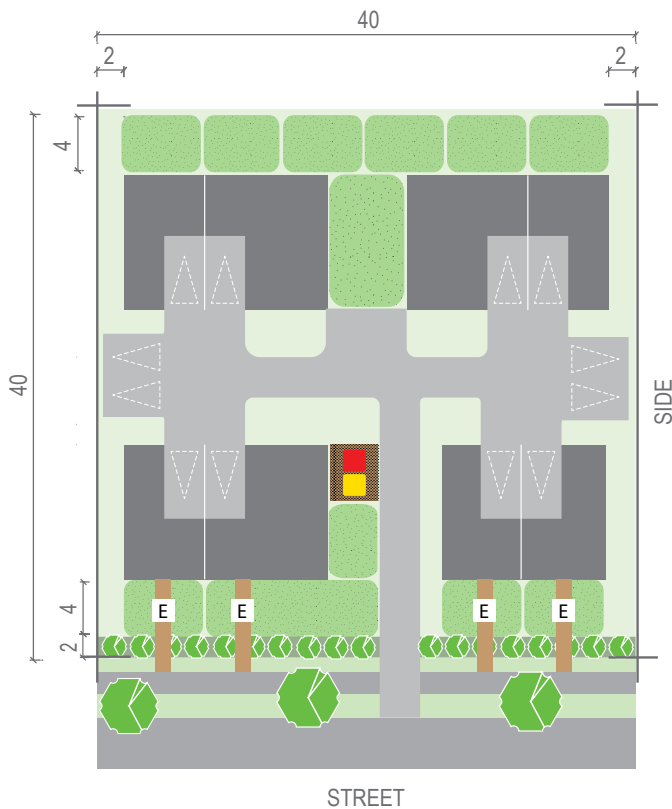


Figure 2 Building facade articulation, varied skillion roof form and mixed material fencing provide interest to the street. The complementary material and colour palette of the built structures are softened by vegetated landscaping. The street interface could be improved by lower or semi-transparent fencing.



Figure 3 Landscape scheme softens the appearance of the gun barrel access plus the placement of the end units act as visual stop point

2. MULTIPLE DWELLINGS ON LOT SIZE – LOT SIZE 40M X 40M



LEGEND

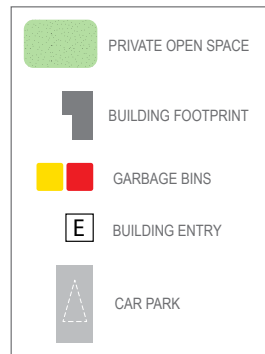


Figure 5 Each frontage unit has direct pedestrian access to the street. Combination of timber fencing and metal railing allows for privacy to courtyards plus transparency for access



Figure 4 Varied depth of facade and articulation of roof line together with the cohesive palette of brick, render and light weight cladding creates an interesting streetscape.



Figure 6 Parking, bin storage and services are discretely located behind the building to improve the visual appearance of the development from the street.

3. LARGER MULTIPLE DWELLING DEVELOPMENT (20 UNITS) WITH COMMUNAL OPEN SPACE AREA



LEGEND

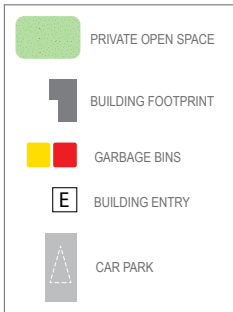


Figure 8 Entrance to site has a strong landscape setting. The varied paving materials throughout the site defines the shared surface and encourage a low speed traffic environment.



Figure 7 The site is arranged in a rectangular format, the house patterns display a variety of projections and articulation, and the garages are generally recessed so as not to dominate the street.

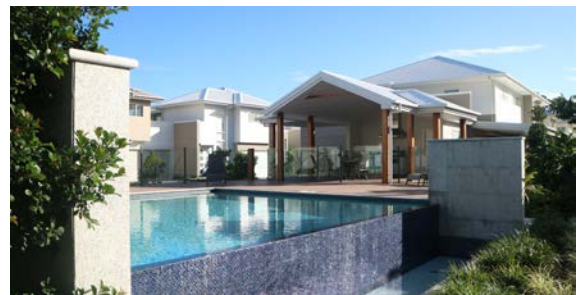


Figure 9 Communal open space offers privacy but also benefits from passive surveillance. There are 3 areas of communal space in this development to cater for differing settings.

4. MULTIPLE DWELLINGS - MID RISE APARTMENT BLOCK 6 STOREYS

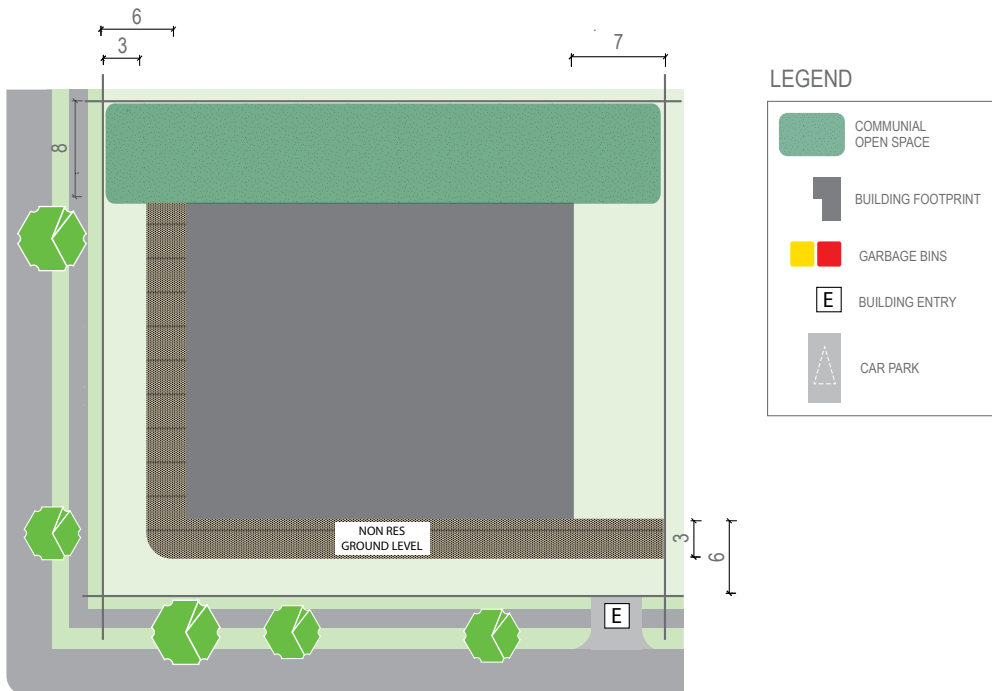


Figure 11 Design includes lattice operable screens, prominent vertical columns, composite timber cladding to the walls and exposed eaves. All units have private open space that achieves natural light. Each unit has dual aspect to promote cross ventilation.



Figure 10 Vehicular access is provided off the secondary road frontage. Car parking is mostly within the basement, with visitor parking in undercroft. Services are screened and incorporated into the overall design.

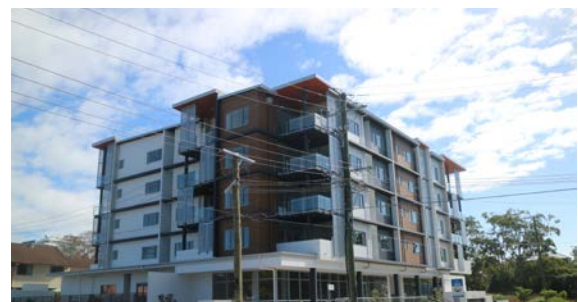


Figure 12 Both the ground floor residential and commercial spaces activate the streetscape. The frontages are articulated and the variation of materials, colour and textures create an attractive façade.



REFERENCES AND RESOURCES

Council of Mayors (SEQ) Revision 2 – May 2012, Model Planning Scheme code, Queensland

Council of Mayors (SEQ) 2011, Next Generation Planning, Queensland

CONTACT US

Council's City Planning and Assessment team is here to help you.

Redland City Council

PO Box 21, Cleveland QLD 4163

Phone 07 3829 8999

Fax 07 3829 8765

Email rcc@redland.qld.gov.au

Information on applying for planning and building permits, including checklists and forms are available at www.redland.qld.gov.au

DISCLAIMER

1. This brochure is not a statutory document. It has been prepared to help improve the quality, design and sustainability of residential development.

2. The examples/illustrations used in this brochure are sourced from inside and outside of Redlands City Council municipal area for the purpose of illustration only.

3. If you submit a Development Application, copying or recreating any design from the examples illustrations in this brochure does not guarantee approval of the application. Each proposal is assessed on an individual basis.



11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 REDLANDS SOFTBALL ASSOCIATION INC – LEASE RENEWAL**

Objective Reference:	A2553983 Reports and Attachments (Archives)
Attachment:	<u>Redlands Softball Association Inc</u>
Authorising Officer:	Peter Best General Manager Infrastructure & Operations
Responsible Officer:	Lex Smith Group Manager City Spaces
Report Author:	Laura Twining Senior Leasing Officer

PURPOSE

The purpose of this report is to gain Council approval to renew the current lease to Redlands Softball Association Inc including a 12 month Licence to Occupy agreement followed by a 30 year lease agreement.

BACKGROUND

Redlands Softball Association holds a current lease over the clubhouse buildings on part of Lot 2 SP177067, 83-99 Sturgeon Street Ormiston, which is due to expire on 31 October 2017. The club also holds a Licence to Occupy, providing non-exclusive tenure over the adjoining softball fields until 30 June 2018.

The club provides a world class softball venue in the Redlands area. The site is the premier softball facility in Queensland and includes six diamonds lit to competition standard for local, state and national competitions, a clubhouse, indoor training facility and a boxing / gym training centre.

They have invested significant funds into infrastructure with extensions to the original clubhouse building in 1998 and a more recent investment in 2016/2017 of \$100,000 grant contribution towards the lighting upgrade, for which Council invested \$700,000.

Redlands Softball Association was incorporated in 1988, is a not-for-profit organisation and has approximately 380 members. A sustainability check was completed in February 2017 confirming the club is financially sound. Throughout the term of their current lease the club has proven its sustainability and dedication to community support.

Redlands Softball Association Inc. has requested a new lease for a term of 30 years to provide long term viability and continued community support.

ISSUES

Council officers completed building audits in February 2017 to ensure Redlands Softball Association Inc. is compliant with all legislative fire, evacuation and electrical safety requirements. At the time of inspection non-compliances were identified however, officers have since worked with the club to rectify these issues and compliance was achieved in June 2017.

In February 2016, Council's Development Control Unit began investigating 11 dugouts constructed by Redlands Softball Association Inc. within their Licence to Occupy area without the necessary building approvals. Correspondence was sent to the club in September 2016 requesting lodgement of the required building application within 14 days. The matter is still outstanding and subsequent meetings have been held with club representatives, Council Officers and Councillors in an attempt to advance resolution of the issue.

The club has recently taken action towards obtaining the required approvals and is now effectively working with Council, engineers and building certifiers to reach compliance. Although the unapproved structures are located within the club's Licence to Occupy area and outside of the lease area, it is recommended a new lease is not entered into until the legislative requirements are met.

The current lease does not contain a hold over clause therefore providing an extension is not an option. Considering the impending lease expiry, it is recommended Council provide the club with a 12 month Licence to Occupy over the current lease area. This will act as an interim tenure agreement and after finalisation of the building approval, the new lease can be progressed.

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. As Redlands Softball Association Inc. meets the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

The club's previous and new lease requires building and public liability insurance to be maintained by the club.

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

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 Softball Association who 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 Senior Leasing Officer has consulted with:

- Community Land & Facilities Panel;
- Cr Boglary, Councillor Division 1;
- Cr Huges, Councillor Division 8;
- Service Manager Development Control Unit;
- Service Manager City Sport & Venues Unit; and
- Group Manager City Spaces.

OPTIONS

Option 1

That Council resolves to:

1. Enter into a 12 month Licence to Occupy with Redlands Softball Association Inc. over the current lease area on part of Lot 2 SP177067 situated at 83-99 Sturgeon Street Ormiston QLD 4160 as shown on the attached site plan, until building approval is finalised for the unapproved structures.
2. Subject to attainment of the required building approval, make, vary or discharge a new lease to Redlands Softball Association Inc. over part of Lot 2 SP177067 situated at 83-99 Sturgeon Street Ormiston QLD 4160 as shown on the attached site plan, for a term of 30 years;
3. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

Option 2

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

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Enter into a 12 month Licence to Occupy with Redlands Softball Association Inc. over the current lease area on part of Lot 2 SP177067 situated at 83-99 Sturgeon Street Ormiston QLD 4160 as shown on the attached site plan, until building approval is finalised for the unapproved structures;
2. Subject to attainment of the required building approval, make, vary or discharge a new lease to Redlands Softball Association Inc. over part of Lot 2 SP177067 situated at 83-99 Sturgeon Street Ormiston QLD 4160 as shown on the attached site plan, for a term of 30 years;
3. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

Attachment 1

Redlands Softball Association Inc. – 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**14.1 NOTICE OF MOTION – CR EDWARDS****14.1.1 CLOSED CIRCUIT SECURITY SMBI CHAMBER OF COMMERCE**

On 4 September 2017, in accordance with s.3(4) POL-3127 *Council Meeting Standing Orders*, Cr Edwards gave notice that he intends to move as follows:

That Council resolves as follows:

- 1. That Council consents to the Southern Moreton Bay Islands Chamber of Commerce to install their closed circuit security monitoring equipment on the Southern Moreton Bay Island jetties and waiting sheds; and**
- 2. That consent is conditional to the following:**
 - The equipment remains the property of the Southern Moreton Bay Islands Chamber of Commerce**
 - That Council is not responsible for the maintenance, repair or replacement of the equipment**
 - That Council is not responsible for the monitoring of the camera**

14.2 NOTICE OF MOTION – CR EDWARDS**14.2.1 ENGAGE WITH DET RE KINGS ROAD RUSSELL ISLAND**

On 4 September 2017, in accordance with s.3(4) POL-3127 *Council Meeting Standing Orders*, Cr Edwards gave notice that he intends to move as follows:

That Council resolves as follows:

- 1. That Council engage with the Department of Education and Training to enter into an agreement that enables community use of land located at 17-31 Kings Road Russell Island; and**
- 2. That Officers bring back a report on the conditions of any agreement prior to signing.**

14.3 NOTICE OF MOTION – CR BOGLARY**14.3.1 NATURAL ENVIRONMENT POLICY POL-3128**

On 15 September 2017, in accordance with s.3(4) POL-3127 *Council Meeting Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves to resource and review the Natural Environment Policy POL-3128 and develop the strategy to set the direction of the Policy.

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 ORGANISATIONAL SERVICES****16.1.1 REFUND AND BDO REPORT**

Objective Reference: A2603926
Reports and Attachments (Archives)

**Authorising/ Responsible
Officer:** Andrew Ross
General Counsel

Report Author: Claire Lovejoy
Senior Solicitor

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

16.2 COMMUNITY & CUSTOMER SERVICES**16.2.1 RESUMPTION OF EASEMENT FOR OPEN SPACE**

Objective Reference:	A124439 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:	Graham Simpson Group Manager Environment and Regulation

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

16.2.2 SOLE SUPPLIER – AERIAL APPLICATION OF MOSQUITO TREATMENTS

Objective Reference: A124439
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: Jen Gisler
Service Manager Health and Environment

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

16.2.3 CLEVELAND LIBRARY ENVIRONMENTAL MANAGEMENT REGISTER

Objective Reference:	A124439 Reports and Attachments (Archives)
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer:	Kim Kerwin Group Manager Economic Sustainability and Major Projects
Report Author:	Kim Kerwin Group Manager Economic Sustainability and 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

16.3 INFRASTRUCTURE & OPERATIONS**16.3.1 PDG-42781 & PDG-42782 REQUEST FOR DELEGATED AUTHORITY FOR PROJECTS OVER \$2M**

Objective Reference:	A124439 Reports and Attachments (Archives)
Authorising Officer:	Peter Best General Manager Infrastructure & Operations
Responsible Officer:	Nigel Carroll Acting Group Manager Project Delivery
Report Author:	Nivedita Patel Senior Tender & Contracts Officer

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.**
- and**
- (e) contracts proposed to be made.**

16.3.2 LAND ACQUISITION – ALEXANDRA HILLS

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:	Pamela McDonnell Acting Principal Advisor Policy & Strategy

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:

To discuss

- (c) the local government's budget; and
- (e) contracts proposed to be made by it.

17 MEETING CLOSURE