

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

**Wednesday, 13 December 2017
commencing at 9.30am**

**The Council Chambers
91-93 Bloomfield Street
CLEVELAND QLD**

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 22 NOVEMBER 2017**

Motion is required to confirm the Minutes of the General Meeting of Council held on 22 November 2017.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

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 NOVEMBER 2017 MONTHLY FINANCIAL REPORT

Objective Reference: A2743894
Reports and Attachments (Archives)

Authorising/Responsible Officer: Deborah Corbett Hall
Chief Financial Officer

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

PURPOSE

This report is being finalised.

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

Objective Reference:	A2717247 Reports and Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority 05.11.2017 to 25.11.2017</u>
Authorising Officer:	Kim Kerwin Acting General Manager Community & Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning & Assessment
Report Author:	Lisa Smith Acting 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 05.11.2017 to 11.11.2017

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0151	Design & Siting - Open Carport and Boatport	The Certifier Pty Ltd	28-32 Buckland Street Wellington Point QLD 4160	Referral Agency Response - Planning	10/11/2017	NA	Approved	1
CAR17/0198	Design and Siting - Extension to Dwelling (Laundry Room)	Bartley Burns Certifiers & Planners	31 Dundas Street Ormiston QLD 4160	Referral Agency Response - Planning	07/11/2017	NA	Approved	1
OPW17/0027	Operational Works - Domestic Driveway Crossover 2nd Driveway	Michael John RANSOM	8 Binnacle Close Cleveland QLD 4163	Code Assessment	09/11/2017	NA	Development Permit	2
CAR17/0141	Design and Siting - Carport	Fastrack Building Certification	10 Tipplers Street Victoria Point QLD 4165	Referral Agency Response - Planning	27/10/2017	NA	Approved	4
CAR17/0180	Design and Siting - Shed	Pronto Building Approvals	8 Barcrest Drive Victoria Point QLD 4165	Referral Agency Response - Planning	10/11/2017	NA	Approved	4
CAR17/0202	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	145 Main Street Redland Bay QLD 4165	Referral Agency Response - Planning	06/11/2017	NA	Approved	5
MCU17/0047	Dwelling House	Earthcert On Behalf Of Ian Redfern	44 Barramundi Street Macleay Island QLD 4184	Code Assessment	09/11/2017	NA	Development Permit	5
MCU17/0051	New Dwelling	Bay Island Designs	30 Leichhardt Terrace Russell Island QLD 4184	Code Assessment	07/11/2017	NA	Development Permit	5

Decisions Made Under Delegated Authority 05.11.2017 to 11.11.2017

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0213	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	4 Woodhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	06/11/2017	NA	Approved	6
RAL17/0027	Change of an approval SB005137- Combined MCU Rezoning to Residential A and Standard Format Reconfiguration 52 lots and Park	East Coast Surveys Pty Ltd	46-68 Muller Street Redland Bay QLD 4165	Minor Change to Approval	09/11/2017	NA	Approved	6
MCU014005	Home Business	David Clark-Smith	2 Summer Bay Drive, Thornlands	Code Assessment	10/11/2017	NA	Approved	7
CAR17/0196	Design and Siting - Dwelling	Hallmark Homes C/ - Suncoast Building Approvals	19 Golliker Street Thornlands QLD 4164	Referral Agency Response - Planning	07/11/2017	NA	Approved	7
CAR17/0201	Design and Siting - Dwelling House	Jasmyn Lee DANIELS Todd Ryan HEFFERNAN	26 Congreve Crescent Thornlands QLD 4164	Referral Agency Response - Planning	06/11/2017	NA	Approved	7
DBW17/0019	Domestic Outbuilding- Shed	The Certifier Pty Ltd	12 Kurrajong Street Capalaba QLD 4157	Code Assessment	07/11/2017	NA	Development Permit	7
MCU013972	Dual Occupancy	JDC Designs & Planning	18 Keith Street Capalaba QLD 4157	Impact Assessment	07/11/2017	NA	Development Permit	9

Decisions Made Under Delegated Authority 05.11.2017 to 11.11.2017

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002149	Prescribed Tidal Works - Seawall	Sprout Architects	223-225 Shore Street North Cleveland QLD 4163	Code Assessment	10/11/2017	NA	Development Permit	2
OPW002233	Operational Works - Aged Care Facility Combined Civil and Landscaping - 91-99 King Street	Calibre Consulting (Qld) Pty Ltd Kane Constructions (Qld) Pty Ltd RSL Care Limited	87-113 King Street Thornlands QLD 4164	SPA - 15 Day Compliance Assessment	08/11/2017	NA	Compliance Certificate Approved	3
CAR17/0149	Build Over or Near Relevant Infrastructure - Swimming Pool	Nicole Elise BERNARDIN Robert Lloyd SHEERAN	66 Penzance Drive Redland Bay QLD 4165	Referral Agency Response - Engineering	09/10/2017	NA	Approved	5

Decisions Made Under Delegated Authority 12/11/17 and 18/11/17

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR17/0127	Design and Siting - Retaining Wall and Fence	Fluid Building Approvals	2 Bertson Crescent Wellington Point QLD 4160	Referral Agency Response - Planning	14/11/2017	NA	Approved	1
DBW17/0032	Secondary Dwelling	Bay Island Designs	6 Boronia Court NORTH STRADBROKE ISLAND	Code Assessment	17/11/2017	NA	Development Permit	2
CAR17/0200	Change to Development Approval BWP004321 (Design and Siting - Awning and Carport)	The Certifier Pty Ltd	250 Gordon Road Redland Bay QLD 4165	Minor Change to Approval	15/11/2017	NA	Approved	5
MCU17/0056	Dwelling	Zebra Design And Build Pty Ltd	81 Western Road Macleay Island QLD 4184	Code Assessment	13/11/2017	NA	Development Permit	5
MCU17/0077	Extension to Currency Period - MCU013097 Dwelling House SMBI	Bruce Herbert OPPERMAN	29 Cliff Terrace Macleay Island QLD 4184	Minor Change to Approval	15/11/2017	NA	Approved	5
CAR17/0208	Design and Siting - Patio	Fastrack Building Certification	12 Peart Parade Mount Cotton QLD 4165	Referral Agency Response - Planning	24/10/2017	NA	Approved	6
CAR17/0182	Design and Siting	Graham Michael NOBBS	28 Plymstock Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	13/11/2017	NA	Approved	7
CAR17/0207	Design and Siting - Patio	Fastrack Building Certification	8 Drysdale Close Thornlands QLD 4164	Referral Agency Response - Planning	14/11/2017	NA	Approved	7
CAR17/0209	Design and Siting - Carport	Bartley Burns Certifiers & Planners	48 Handsworth Street Capalaba QLD 4157	Referral Agency Response - Planning	27/10/2017	NA	Approved	9

Decisions Made Under Delegated Authority 12/11/17 and 18/11/17

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU014005	Home Business	David CLARK-SMITH	2 Summer Bay Drive Thornlands QLD 4164	Code Assessment	14/11/2017	NA	Development Permit	3
OPW002226	Operational Works - Drive Through Restaurant, Refreshment Establishment and Shop (Civil Only)	Has Property Holdings Pty Ltd	108 Old Cleveland Road Capalaba QLD 4157	SPA - 15 Day Compliance Assessment	16/11/2017	NA	Compliance Certificate Approved	9
CAR17/0197	Design and Siting - Dwelling	Cornerstone Building Certification	14 Beachcrest Road Wellington Point QLD 4160	Referral Agency Response - Planning	17/11/2017	NA	Approved	1
CAR17/0211	Design and Siting - Dwelling	Applied Building Approvals	85A Princess Street Cleveland QLD 4163	Referral Agency Response - Planning	14/11/2017	NA	Approved	2
CAR17/0218	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	50 Bailey Road Birkdale QLD 4159	Referral Agency Response - Planning	17/11/2017	NA	Approved	8
CAR17/0206	Design and Siting - Patio	Fastrack Building Certification	17 Creek Road Birkdale QLD 4159	Referral Agency Response - Planning	14/11/2017	NA	Approved	10
CAR17/0168	Design and Siting - Carport	Professional Certification Group Pty Ltd	54 Makaha Drive Birkdale QLD 4159	Referral Agency Response - Planning	10/11/2017	NA	Approved	10

Decisions Made Under Delegated Authority 12/11/17 and 18/11/17

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW17/0032	Operational Works - Domestic Driveway Crossover	Cornerstone Building Certification	14 Beachcrest Road Wellington Point QLD 4160	Code Assessment	17/11/2017	NA	Development Permit	1
OPW17/0037	Operational Works - Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	27 Sternlight Court Cleveland QLD 4163	Code Assessment	17/11/2017	NA	Development Permit	2
OPW17/0002	Operational Works - Beveridge Road - Road Extension Civil Works	Philip Usher Constructions Pty Ltd	359-379 Redland Bay Road Thornlands QLD 4164	Code Assessment	16/11/2017	NA	Development Permit	3
OPW17/0033	Operational Works - ROL-3 into 9 Lots (ROL006168)	Sutgold Pty Ltd	552-554 Main Road Wellington Point QLD 4160	Code Assessment	15/11/2017	NA	Development Permit	1
OPW17/0014	Excavation & Fill (Stockpile of soil for property)	Sutgold Pty Ltd	168-172 Bunker Road Victoria Point QLD 4165	Code Assessment	13/11/2017	NA	Development Permit	6
OPW17/0028	Operational Works - ROL006172 1 into 2	Antech Constructions Pty Ltd	23 Thirlemere Road Alexandra Hills QLD 4161	Code Assessment	16/11/2017	NA	Development Permit	7
MC011384	Multiple dwellings x 8	DTS Group Pty Ltd	105-107 Mount Cotton Road Capalaba QLD 4157	Code Assessment	30/03/2009	14/11/17	Development Permit	9
		Ken Drew Town Planning Pty Ltd						
		Lawson Surveys						
OPW002232	Operational Works - Multiple Dwelling x 5 (MCU013357)	Modern Concept Homes Pty Ltd	93-95 Railway Parade Thorneside QLD 4158	SPA - 15 Day Compliance Assessment	15/11/2017	NA	Compliance Certificate Approved	10

Decisions Made Under Delegated Authority 19.11.2017 to 25.11.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW17/0024	Private Swimming Pool	Newport Consulting Engineers C/- Professional Certification Group	235 Main Road Wellington Point QLD 4160	Code Assessment	24/11/2017	NA	Development Permit	1
CAR17/0220	Design and Siting - Fence and Retaining Wall	Bartley Burns Certifiers & Planners	1 Hayes Street Thornlands QLD 4164	Referral Agency Response - Planning	22/11/2017	NA	Approved	3
CAR17/0222	Design and Siting - Carport	Geoffrey James WORRALL	77 Dart Street Redland Bay QLD 4165	Referral Agency Response - Planning	23/11/2017	NA	Approved	5
MCU17/0066	Dwelling House	Beverley Anne CHADWICK	10 Coorong Street Macleay Island QLD 4184	Code Assessment	23/11/2017	NA	Development Permit	5
RAL17/0017	Reconfiguring a Lot - Standard Format - 3 into 2 Lots - Boundary Realignment	East Coast Surveys Pty Ltd	25 Coorong Street Macleay Island QLD 4184	Code Assessment	21/11/2017	NA	Development Permit	5
CAR17/0221	Design and Siting - Dwelling	Platinum Building Approvals	12 Woodhaven Close Redland Bay QLD 4165	Referral Agency Response - Planning	24/11/2017	NA	Approved	6
CAR17/0224	Design and Siting - Carport	The Certifier Pty Ltd	2 Beverley Court Redland Bay QLD 4165	Referral Agency Response - Planning	24/11/2017	NA	Approved	6
DBW17/0022	Domestic Outbuilding	Strickland Certification Pty Ltd	1-3 Woodcrest Close Redland Bay QLD 4165	Code Assessment	20/11/2017	NA	Development Permit	6
CAR17/0230	Design and Siting - Shed	Fluid Approvals	17 Newhaven Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	09/11/2017	NA	Approved	7

Decisions Made Under Delegated Authority 19.11.2017 to 25.11.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU17/0048	Dwelling House	Ronald Frederick LAWRENCE	318 Queens Esplanade Birkdale QLD 4159	Code Assessment	21/11/2017	NA	End Information Request	10
		Roslyn Ruth LAWRENCE						
CAR17/0153	Design and Siting - Garage	Residential Building Approvals	16 Boom Court Birkdale QLD 4159	Referral Agency Response - Planning	08/11/2017	NA	Approved	10
CAR17/0226	Design and Siting - Outbuilding	The Certifier Pty Ltd	40 Avalon Road Sheldon QLD 4157	Referral Agency Response - Planning	08/11/2017	NA	Approved	6
CAR17/0223	Design and Siting - Shed Extension	Titan Enterprises (Qld) Pty Ltd	13 Dalston Street Wellington Point QLD 4160	Referral Agency Response - Planning	23/11/2017	NA	Approved	8

Decisions Made Under Delegated Authority 19.11.2017 to 25.11.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW17/0035	Operational Works - Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	59 Anchorage Drive Cleveland QLD 4163	Code Assessment	20/11/2017	NA	Development Permit	2
OPW17/0041	Operational Works - Domestic Driveway Crossover	Luis HENRIQUES	74 Salisbury Street Redland Bay QLD 4165	Code Assessment	22/11/2017	NA	Development Permit	5
OPW17/0038	Operational Works - Domestic Driveway Crossover	Robert Michael KING	3 Dory Close Redland Bay QLD 4165	Code Assessment	22/11/2017	NA	Development Permit	6
CAR17/0210	Build over / near relevant infrastructure - Swimming Pool	Glenn MURRANT	25 Saul Street Thorneside QLD 4158	Referral Agency Response - Engineering	21/11/2017	NA	Approved	10
OPW002005.PS	The Rise - Sewage pump station	Orchard (Thornlands) Developments Pty Ltd	92-94 Kinross Road Thornlands QLD 4164	Code Assessment	22/11/2017	NA	Development Permit	7
OPW002240	Combined Operational and Landscaping Works - Multiple Dwelling x 3 Units (MCU013565)	Melissa Anna DAJIC	164 Finucane Road Alexandra Hills QLD 4161	SPA - 15 Day Compliance Assessment	24/11/2017	NA	Compliance Certificate Approved	8
MCU014025	Aged Persons and Special Needs Housing (90 Units)	Wolter Consulting Group	10-16 Salisbury Street Redland Bay QLD 4165	Code Assessment	22/11/2017	NA	Development Permit	5

11.2.2 DEVELOPMENT AND PLANNING RELATED APPEALS LIST CURRENT AS AT 28 NOVEMBER 2017

Objective Reference:	A2727941 Reports and Attachments (Archives)
Authorising Officer	Kim Kerwin Acting General Manager Community & Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning & Assessment
Author:	Emma Martin Senior Appeals Planner

PURPOSE

The purpose of this report is for Council to note the current development and planning related appeals and other related matters/proceedings.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgments 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. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website: <http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

3. 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) 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.
- b) Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

Information on the process and remit of development tribunals can be found at the DHPW website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

PLANNING & ENVIRONMENT COURT 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. Trial held 1-3 August 2017. Judgment handed down on 6 November 2017. Appeal allowed. Queensland Court of Appeal deadline – 18 December 2017.

2.	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. Mediation held on 7 June 2017. Hearing commenced on 21 August 2017. Judgment handed down on 23 November 2017. The appeal is dismissed, which means the application is refused.

3.	File Number:	Appeal 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:		Appeal against Council refusal
Current Status:		Appeal filed 27 April 2017.

4.	File Number:	Appeal 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. Settled by consent order on 20 November 2017. The appeal has been allowed and the application refused.

5.	File Number:	Appeal 4515 of 2017 (ROL006084)
Applicant:		Australian Innovation Centre Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 22 lots and park) at 289-301 Redland Bay Road, Thornlands (Lot 5 on RP14839)
Appeal Details:		Deemed refusal appeal
Current Status:		Appeal filed 23 November 2017.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

6.	File Number:	CA11075/17 (MCU013296)
Applicant:		Nerinda 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 (Lot 3 on SP117065)
Appeal Details:		Co-respondent appeal against decision of the P&E Court
Current Status:		Application for leave to appeal filed 23 October 2017. Appellant submissions due 20 November 2017. Co-respondent submissions due 11 December 2017.

OTHER PLANNING & ENVIRONMENT COURT MATTERS

There are no other current matters.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

7.	File Number:	CAR17/058
Applicant:		Sean and Jane Carroll
Application Details:		Development application to construct a carport at 22 Sommersea Court, Cleveland (Lot 666 on CP853643)
Appeal Details:		Appeal against Council's Referral Agency response that the application should be refused
Current Status:		Notice of appeal received on 27 November 2017.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 CHRISTMAS DELEGATIONS 2017

Objective Reference:	A2706286 Reports and Attachments (Archives)
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 to recommend that Council conditionally delegates its powers under the *Planning Act 2016* from 14 December 2017 to 23 January 2018 (inclusive), to comply with legislative timeframes and ensure continuity within this decision-making process.

BACKGROUND

Under the *Planning Act 2016* (the Act) Council has the power to:

decide development applications; and

provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Act.

With the last meeting of Council for 2017 to be held on 13 December 2017 and the first meeting of 2018 to be held on 24 January 2018, there is a gap of six weeks for any potential development application decisions under the Act, which need to meet legislative timeframes.

ISSUES

To comply with the legislative timeframes and ensure continuity within this decision-making process it is proposed that Council delegates, under section 257 of the *Local Government Act 2009*, its powers under the *Planning Act 2016*:

1. to the Mayor, for the period 14 December 2017 to 23 January 2018 (inclusive);
2. subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:
 - a) personally provided with a copy of each assessment report that would normally be determined by Council; and
 - b) granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.

A report will be presented to Council in February 2018 detailing all matters determined under delegated authority during the subject period.

In accordance with section 165 of the Local Government Act 2009, during any absence (leave or otherwise) of the Mayor, the Deputy Mayor acts for the Mayor. As such, should the Mayor take leave during this period, the delegation is automatically transferred to the Acting Mayor (ie Deputy Mayor).

STRATEGIC IMPLICATIONS

Legislative Requirements

This report provides for any potential development application decisions under the Planning Act 2016 that may need to be made to meet legislative timeframes.

Risk Management

This report reduces possible risks associated with any potential development application decisions under the Planning Act 2016, which may need to be made to meet legislative timeframes.

Financial

There are no financial implications associated with this report.

People

This report provides a system to support officers involved in development applications.

Environmental

There are no environmental implications associated with this report.

Social

This report provides a process to ensure development application decisions are made within legislative timeframes to support good decision making practices for applicants and the community.

Alignment with Council's Policy and Plans

This report aligns with Council's policies and plans and supports good decision making processes.

CONSULTATION

The City Planning and Assessment Group were consulted in the preparation of this report.

OPTIONS

Option 1

That Council resolves to delegate, under section 257 of the *Local Government Act 2009*, its powers under the *Planning Act 2016*:

1. To the Mayor, for the period 14 December 2017 to 23 January 2018 (inclusive); and
 2. Subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:
 - a. Personally provided with a copy of each development report that would normally be determined by Council; and
 - b. Granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.
-

Option 2

That Council resolves to amend, or not adopt the Officer's Recommendation and provide an alternative resolution on this matter.

OFFICER'S RECOMMENDATION

That Council resolves to delegate, under section 257 of the *Local Government Act 2009*, its powers under the *Planning Act 2016*:

- 1. To the Mayor, for the period 14 December 2017 to 23 January 2018 (inclusive); and**
- 2. Subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:**
 - a. Personally provided with a copy of each development report that would normally be determined by Council; and**
 - b. Granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.**

11.2.4 RAL17/0002 - 7 ST JAMES ROAD, BIRKDALE

Objective Reference: A2717516
Reports and Attachments (Archives)

Attachments:

1. [Subdivision Proposal Plan](#)
2. [Layout Plan Details and Notes](#)

Authorising Officer: Kim Kerwin
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Ellen Dwyer
Planning Officer

PURPOSE

Council has received an application seeking approval for Reconfiguring a Lot for a 1 into 2 lots subdivision.

The site is located at 7 St James Road, Birkdale and is zoned Low-density Residential.

The application was made in accordance with the *Planning Act 2016*, and is code assessable under the Redlands Planning Scheme v7.1. The key issues identified in the assessment are:

- Lot size; and
- Stormwater.

The issues listed above have been addressed in the report.

BACKGROUND

There are no previous planning approvals relevant to this proposal. The site contains an existing dwelling house and ancillary structures.

ISSUES**Development Proposal and Site Description****Proposal**

The application is for a one (1) into two (2) lots reconfiguration that will result in the following:

- Proposed Lot 40 is an irregular lot with an area of 2017m² and a frontage of 28m to St James Road; and
- Proposed Lot 41 is an internal lot with an area of 2030m² which is inclusive of the 5m wide accessway.

The applicant has indicated that the existing dwelling and domestic outbuildings are to be retained.

Site & Locality

The site has an area of 4047m² and is currently improved by a single dwelling, domestic outbuildings and a private swimming pool. The site is predominantly clear of native vegetation and the land slopes from the centre of the lot towards both the rear and front of the property.

The site is located on the northern side of St James Road and adjoins Low Density Residential zoned properties on all sides. The site is located within 400m of a small retail complex and the nearest train station. The surrounding neighbourhood is an established residential area with predominantly single lot housing on larger lot sizes.

Consultation

The Planning Assessment Team has consulted with other assessment teams where appropriate. Comments and conditions from the internal referral teams have been included in this report and the conditions package where appropriate.

Application assessment

Planning Act 2016

The application has been made in accordance with the *Planning Act 2016* and the Development Assessment Rules and constitutes an application for Reconfiguring a Lot under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

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

State Policies & Regulations

State Planning Policy / Regulation	Applicability to Application
Koala Habitat Area	<p>Reconfiguration of a Lot is not prohibited development under the Planning Regulation Schedule 10, Part 10. The site is located within the mapped area designated as Medium Value Other and requires assessment against Schedule 11, Part 6.</p> <p>There are no trees proposed to be removed as part of the development. Additionally, any further development of the site for domestic purposes will be subject to approval due to the site being mapped as Koala Habitat under the Redlands Planning Scheme Habitat Protection Overlay. At such time that an application is lodged, the suitability of the proposal will be assessed against the relevant provisions. In this instance for the proposed reconfiguration, there are no requirements under the regulation.</p>
Infrastructure Charges	<p>The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.</p>
State Planning Policy 2017 (SPP)	<p><u>Strategic airports and aviation facilities</u></p> <p>The proposed development does not trigger assessment against the Strategic Airports and Aviation Facilities provisions of the SPP. There are no further requirements under this designation.</p>

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.1. The application is subject to code assessment and the following codes are applicable to the assessment:

- Low Density Residential Zone Code;
- Reconfiguration Code;
- Development Near Underground Infrastructure Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Stormwater Management Code;
- Acid Sulfate Soils Overlay;
- Air Space and Aviation Facilities Overlay;
- Habitat Protection Overlay; and
- Road and Rail Noise Impacts Overlay.

The proposed development has been assessed against the abovementioned codes and alternative performance solutions to probable solutions in the applicable codes have been outlined below. Where no further comment or reference is made the development is considered to comply, this may include the inclusion of conditions to ensure this is the case.

Reconfiguration Code

Probable Solution P2.1 (2) and P3 of the Reconfiguration Code require the proposed reconfiguration plan to meet the minimum lot size prescribed in Table 1. For internal lots in the Low Density Residential Zone, the minimum area prescribed as 2000m² excluding the accessway.

In this instance proposed Lot 41 has a proposed area of 2030m² including the accessway, which results in a smaller lot size than identified in the Probable Solutions. However, compliance with probable solutions is not mandatory. Where not meeting Probable Solution P2.1 (2) and P3, the proposal is assessed against Specific Outcomes S2.1 and S3 and, relatively, is considered compliant as follows:

- The proposal will not negatively impact on the amenity of the adjoining residents as the proposed lot sizes can easily accommodate dwelling houses that can comply with setbacks and site cover requirements of the Low Density Residential Zone Code.
- The lot size of the internal lot is adequate for onsite manoeuvring of vehicles and the proposed access way of 5m, is greater than the requirements in the Reconfiguration code.
- The proposal meets the proposed density in the Low Density Residential Zone, it will result in detached housing on larger land parcels and accordingly is not considered an over development of the site.

It is considered that the lot size will not materially impact on the development and that the intent of both the zone and the Reconfiguration code will be achieved.

Stormwater Management Code

The proposed stormwater solution is a performance solution pursuant to Specific Outcome S3 of the Stormwater Management Code. Specific Outcome S3 requires the design to have the capacity to control roof and surface run-off, and any excess flows from the upstream land. The concept design incorporates a trench system that will collect future roof water and allow this to permeate into the surrounding soil to ensure that no nuisance water should be experienced on the lower lot. The proposal also includes a 6m buffer area which will be heavily planted to further increase the absorption of water surrounding the soakage trench. Calculations to support this design will be assessed as part of an operational works application recommended to be conditioned as part of this approval.

Infrastructure Charges

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

Total charge: \$28,335.90

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016 and Schedule 16 of the Planning Regulation 2017](#).

Notice #001755	
Residential Component	
2 X 3 bedroom residential dwellings X \$28,335.9	\$56,671.80
Demand Credit	
1 X 3 bedroom residential dwellings X \$28,335.9	\$28,335.90
Total Council Charge:	\$28,335.90

Offsets

There are no offsets that apply under Chapter 4 Part 2 of the Planning Act 2016.

Refunds

There are no refunds that apply under Chapter 4 Part 2 of the Planning Act 2016

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Planning Act 2016* this development application has been assessed against the Redlands Planning Scheme V7.1 and other relevant planning instruments.

Risk Management

The standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments as outlined in the report. Having due regard to the applicant’s proposal, it is recommended that a Development Permit be issued subject to conditions.

Option One

That Council resolves to adopt the officer’s recommendation to issue a development permit subject to conditions.

Option Two

That Council resolves to approve without conditions or subject to amended conditions.

Option Three

That Council resolves to issue a preliminary approval subject to additional requirements.

Option Four

That Council resolves to refuse the application.

OFFICER’S RECOMMENDATION

That Council resolves to issue a Development Permit for the Reconfiguring a Lot for a 1 into 2 lots subdivision, on land described as Lot 4 on RP174083 and situated at 7 St James Road, Birkdale, subject to the following conditions.

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Subdivision Proposal Plan	5541	East Coast Surveys	N/A
Layout Plan Details and Notes	170006-P1/A	Ray Wassenberg Consulting Engineer	10/2017

Table 1: Approved Plans and Documents

Existing Structures	
3. Demolish or relocate/remove or obtain the relevant approvals for all existing structures on proposed Lot 41, including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to Council approval of the Survey Plan.
4. Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the Survey Plan.
Split Valuation	
5. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$36.50 per allotment (2017/2018 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.	Prior to Council approval of the Survey Plan.
Survey Control Information	
6. Include connections on the survey plan to at least two separate corners from two control marks with a valid DNRM Order or Horizontal Positional Uncertainty. These marks must be shown on the face of the Survey Plan within the Reference Mark or Permanent Survey Mark Tables. The mark number and coordinates should be listed in the cover letter.	As part of the request for assessment of the Survey Plan
7. Supply a completed Form 6 (Permanent Survey Mark Sketch and Data Sheet) with the Survey Plan for any new Permanent Survey Marks (PSMs) placed. Where new PSMs are placed the requirements of the Redlands Planning Scheme Part 11 Policy 9 (with particular reference to 9.2.7.2 and 9.2.7.4) must be met. Ensure the Form 6 includes: <ul style="list-style-type: none"> • the mark's AHD Reduced Level (RL); • the vertical origin mark number; • the RL of the vertical origin mark adopted; • the mark's MGA coordinates (easting and northing); • the horizontal and vertical accuracy to which the mark has been fixed; and • the method by which the mark has been fixed in height and position. 	As part of the request for assessment of the Survey Plan
8. Comply with the requirements of the Survey and Mapping Infrastructure Act 2003.	As part of the request for assessment of the Survey Plan

Landscaping Works	
9. Pay to Council a monetary contribution for street tree planting for two street trees. The contribution must be calculated in accordance with the Redlands Planning Scheme Policy 3 Chapter 3 – Landscaping and must be paid at the rate current at the time of payment under Council’s Fees and Charges Schedule. The current rate is \$172 per tree (2017/2018 Financial Year).	Prior to Council approval of the Survey Plan.
10. Remove all weed species, as identified in Part B of Council’s Pest Management Plan 2012-2016.	Prior to Council approval of the Survey Plan.
11. Turf all areas of disturbance within the road verge with turf cut from a weed free source containing no viable weed seed.	Prior to Council approval of the Survey Plan.
Utility Services	
12. Relocate any services (eg water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the Survey Plan.
13. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur, or prior to Council approval of the Survey Plan, whichever is the sooner.
14. Design and install underground electricity and telecommunication conduits to service proposed Lots 40 and 41 in accordance with the requirements of the relevant service providers and the Redlands Planning Scheme Infrastructure Works code and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services.	Prior to Council approval of the Survey Plan.
Land Dedication and Design	
15. Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. a) Access purposes 1m wide to and around any sewer maintenance holes or structures in favour of Redland City Council and its agents.	As part of the request for assessment of the Survey Plan.
Access and Roadworks	
16. Submit to Council, and obtain operational works approval for the construction of a minimum 3.0m wide concrete driveway and all services including electricity, telecommunications, water and stormwater to service proposed rear Lot 41 in accordance with the Redlands Planning Scheme Reconfiguration Code.	As part of the application for operational works.
17. Remove all redundant vehicle crossovers and reinstate kerb and channel, road pavement, service and footpaths as specified in accordance with the standards in the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to Council approval of the Survey Plan.
Stormwater Management	
18. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to a lawful point of discharge being; <ul style="list-style-type: none"> • An onsite stormwater solution for proposed Lot 41 or directed to the kerb and channel in St James Road (subject to operational works assessment); and • The kerb and channel within St James Road for proposed Lot 40. 	Prior to the compliance inspection or Council approval of the Survey Plan; whichever is the sooner. Ongoing condition.
19. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 –	Prior to the compliance inspection or Council

Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.	approval of the Survey Plan; whichever is the sooner. Ongoing condition.
20. Submit to Council, and receive Operational Works approval for, a stormwater assessment that addresses quantity in accordance with Condition 18 and the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management.	As part of the application for Operational Works or prior to Council approval of the Survey Plan, whichever is the sooner.
Waste Management	
21. Provide bin service bays for placement of waste and recycling bins for the purpose of emptying bins only (not for storage of bins) to serve proposed Lot 41. Construct each bin bay of stamped concrete in accordance with the following: <ul style="list-style-type: none"> • 2m long x 1m wide on the road frontage adjacent to each lot. • Located so that the length is parallel to the road edge without impeding any swale drainage or existing/proposed driveway. • Marked 'bin service bay' in letters of 200mm height. 	Prior to Council approval of the Survey Plan.
Water and Wastewater	
22. Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for Operational Works showing the proposed works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to Council approval of the Survey Plan.
23. Provide a high flow bypass and private hydrant to service to the proposed rear lot 41. <i>Note: This will require a plumbing approval.</i>	Prior to Council approval of the Survey Plan.
24. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.	Prior to Council approval of the Survey Plan.
25. Reconnect the existing dwelling to new sewerage and/or water connections and services and locate all private plumbing and drainage associated with the dwelling wholly within the lot.	Prior to Council approval of the Survey Plan.
Sediment and Erosion Control	
26. Design, implement and maintain measures and practices in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (2008).	During the construction phase.
Dust Control	
27. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.	During any site works and construction phase.

ADDITIONAL APPROVALS

The following further Development Permits are necessary to allow the development to be carried out.

- Operational Works approval is required for the following works as detailed in the conditions of this approval:
 - Sewer Reticulation Works
 - Stormwater Works
 - Driveway Works
- Building works – demolition:
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development.

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

- Capping of Sewer – for demolition of existing buildings on site.
- Plumbing and drainage approval.
- Road Opening Permit – for any works proposed within an existing road reserve.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.
Further information can be obtained from Redland Water on 07 3829 8999.
- **Coastal Processes and Sea Level Rise**
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Hours of Construction**
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
- **Performance Bonding**
Security bonds may be required in accordance with the Redlands Planning Scheme Policy 3 Chapter 4 – Security Bonding. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.
- **Survey and As-constructed Information**
Redland City Council will be transitioning to ADAC XML submissions for all asset infrastructure once the Redlands draft City Plan has been adopted. While current Redland Planning Scheme Policies do not mandate its use, RCC encourages the utilisation of this methodology for submissions.
- **Plan Sealing Information**
To expedite the processing of survey plans, a survey plan checklist is available on Council's website at:
https://www.redland.qld.gov.au/info/20016/planning_and_development/348/forms_for_planning_and_development
You should complete this checklist and submit it to Council with your survey plan(s).
- **Services Installation**
It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.
- **Fire Ants**
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au
- **Cultural Heritage**
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Aboriginal and Torres Strait Islander Partnerships.
- **Fauna Protection**

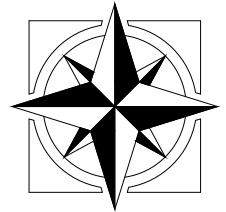
It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces,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

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

East Coast Survey (Aust)

Pty. Ltd. ACN 111 434 005

Licensed Surveyors & Subdivision Consultan



P.O. BOX 168 Capalaba QLD
Ph (07) 3823 1029 Fax (07) 3823 2
Email info@eastcoastsurveys.com.a

The areas and dimensions on this plan are approxim
only and are subject to Local Government Approval a
final survey.

Subdivision Proposal Pl

Lot 4 on RP174083
7 ST JAMES ROAD
BIRKDALE

LOCAL AUTHORITY Redland City

LEVEL DATUM : AHD Derived

RL : 6.165 PM 73096

CONTOUR INTERVALS : 0.25m

Client: PAUL BISHOP

Surveyed By: M.P.H. Drawn By: M.P.H.

Checked By: Authorized By:

Date: Date:

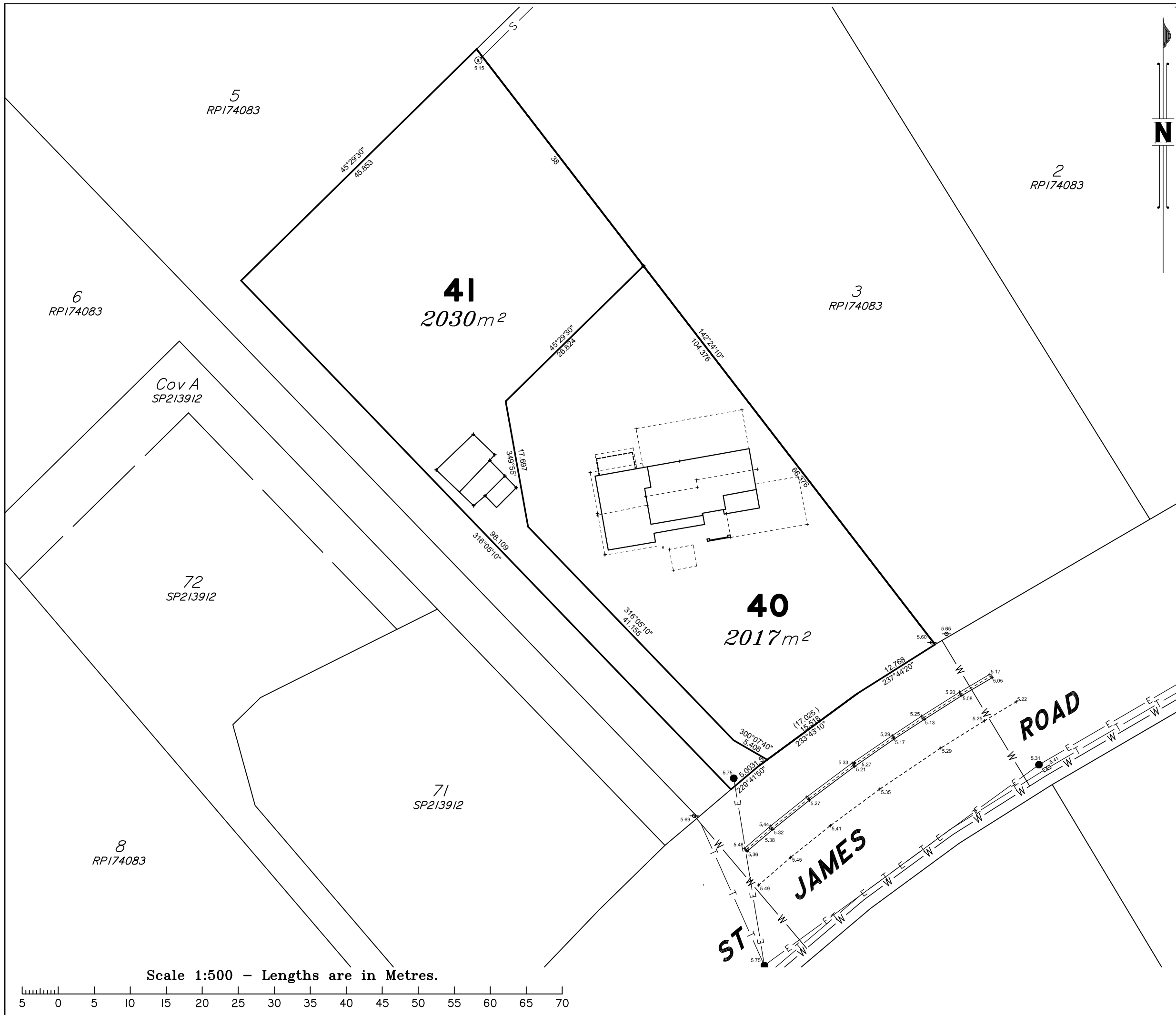
LEGEND

SEWER M/H	SEWER L
TELSTRA PIT	TELCO
FIRE HYDRANT	WATER L
WATER METER	U/GRND
POWER POLE	O/HEAD I
STORMWATER M/H	STORMW
GULLY PIT	GAS LIN

Our Ref.:5541 ROL

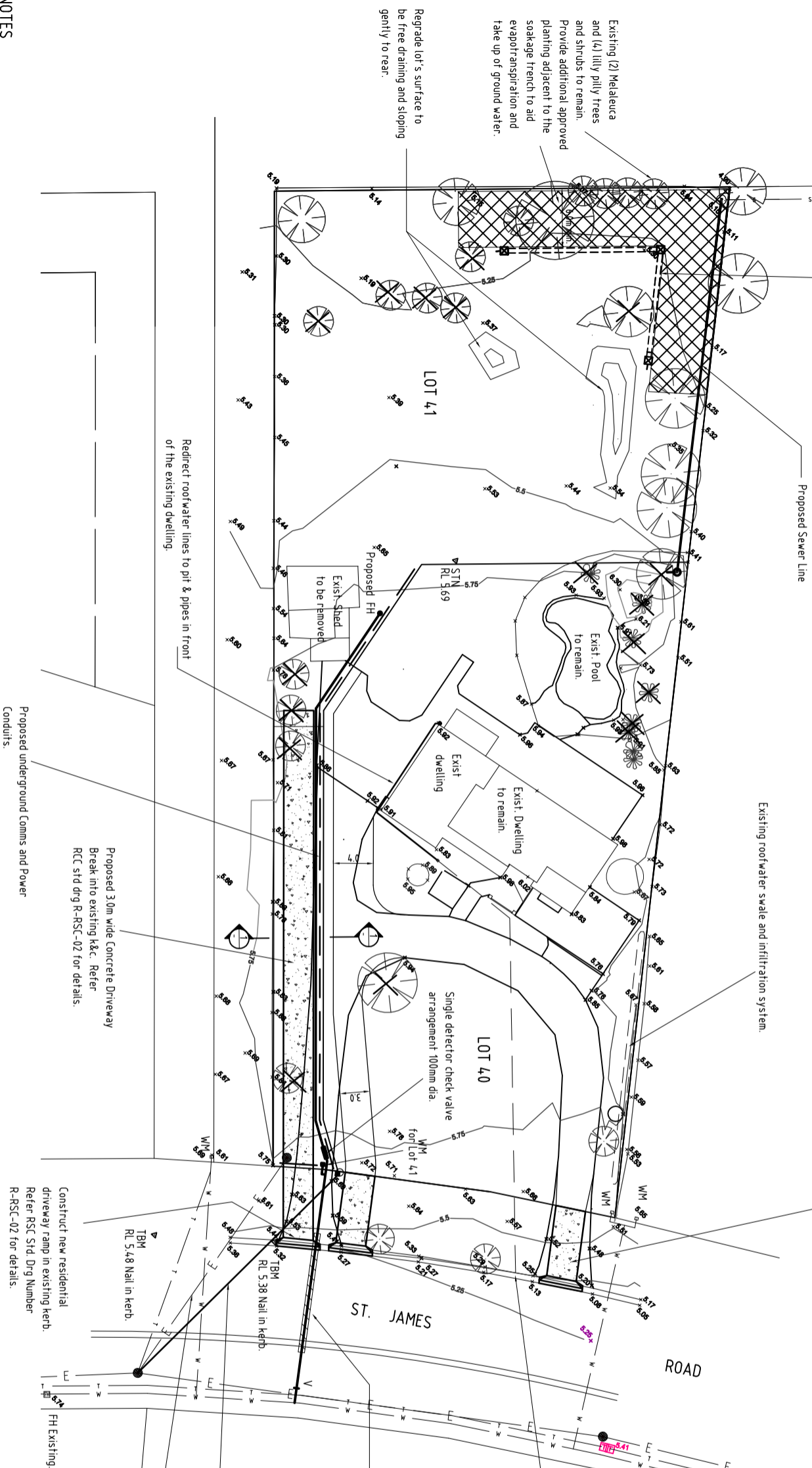
Rev: A-1-A

Scale 1: 500 Original Size:





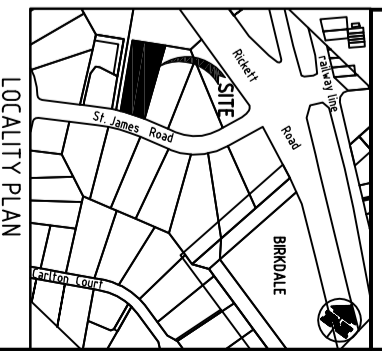
Root water soakage trench,
410mm Everfrench Jumbo, or equivalent. Refer detail.
Proposed length of 25.5m (17 - 15m units)



3.0m wide concrete verge crossing slabs
and ramps to RCC standards.

NOTE
Contractor to locate and level all
existing services on site prior to
doing works. See Standard Note 2.

STANDARD NOTES
GENERAL
1. The Drawings are to read in conjunction with the Specification and any relevant contract conditions. The Engineer shall be notified by the contractor of any conflict or discrepancy between the drawings and the specification.
2. The accuracy and completeness of existing service information shown on the drawings is the responsibility of the contractor. The contractor shall verify the location and level of all services prior to construction and advise the Engineer of any differences.
3. Where a junction is to be made to existing services, the contractor shall confirm the location and level of this construction prior to commencing work on any critical services. The contractor shall confirm the location and level of this construction and gradients of new works to achieve a satisfactory connection.



Regrade lot 5 surface to
be free draining and sloping
gently to rear.

Existing (2) Melaleuca
and (4) Lilly pilly trees
and shrubs to remain.
Provide additional approved
planting adjacent to the
soakage trench to aid
evapotranspiration and
take up of ground water.

Redirect roofwater lines to pit & pipes in front
of the existing dwelling.

Proposed underground Comms and Power
Conduits.

Proposed 3.0m wide Concrete Driveway
Break into existing k&c. Refer
RCC std drg R-RSC-02 for details.

Construct new residential
driveway ramp in existing kerb.
Refer RSC Std. Drg Number
R-RSC-02 for details.

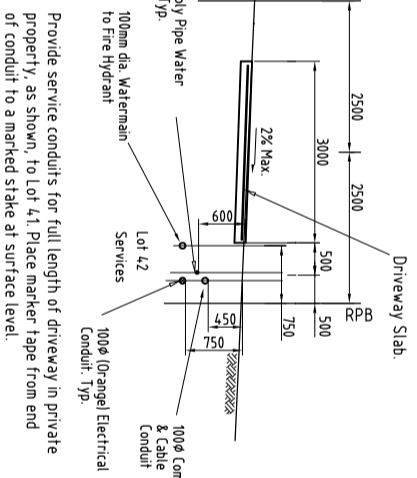
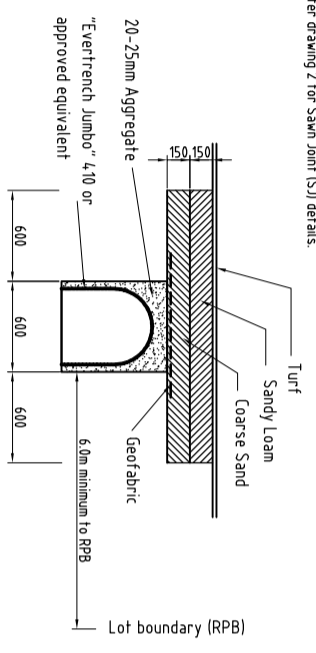
Proposed watermain to provide
fire hydrant for lot 41.
Saw cut road as required, excavate and lay
main and backfill with lean mix concrete and
50mm AC.

Proposed underground electrical reticulation.
Bore under road as required. Location and details subject
to design by electrical Engineer.
Remove existing overhead power line and property pole.

NOTES

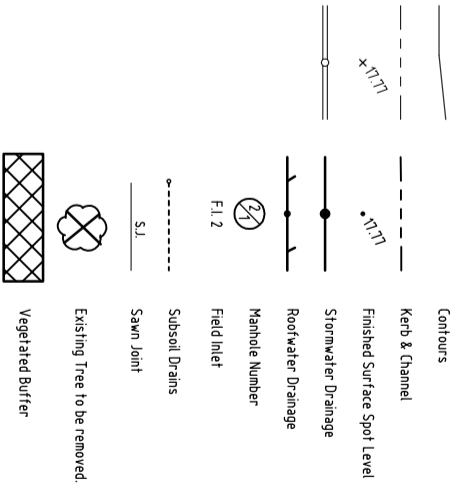
1. Confirm all existing service's location and levels on site prior to commencing construction. Notify Engineer if clash occurs.
2. Contractor to conduct their own "Tial Before You Dig" investigation before starting works. Service locations on the drawings are indicative only and variations may occur in the field. Refer Std Note 2.
3. Disturbed areas on footpaths, barriers and cut & fill areas are to be topsoiled to 100 mm minimum thickness, lightly compacted and grassed as specified.
4. The Contractor shall implement erosion and sediment control procedures during construction and maintenance stages of the development and shall take all necessary actions to comply with the policy objectives of the Council's Planning Scheme. Refer drawing number 17006/2 for all other details.

LAYOUT PLAN
Scale A



Provide service conduits for full length of driveway in private property, as shown, to Lot 41. Place marker tape from end of conduit to a marked stake at surface level.

LEGEND

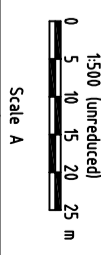


LEVEL DATUM A.H.D. Derived
P.S.M. 73096
R.L. 6.165

R.P. DESCRIPTION
Lot 4 on RP 174083
Parish of Cleveland
County of Stanley

SURVEYOR
East Coast Surveys Austl.
PO Box 168, Capalaba Qld 4157
Ph 3823 1029

LOCAL AUTHORITY
Redland City Council
Reference Number
RAL17/0002



PRELIMINARY ISSUE

REVISIONS	DATE	DESIGNED	CHECKED	APPROVED	BY
A	31-10-17	Original R.O.L. Issue			

RAY WASSEBERG CONSULTING ENGINEER
13 Swanora Street, Redland Bay, Qld 4145
Ph: 0639 773 022, ABN 21 940 285 719

PROPOSED RECONFIGURATION
7 ST. JAMES ROAD
BIRKDALE

LAYOUT PLAN DETAILS AND NOTES
PROJECT: 17006
DATE: 17/10/17
DRAWN BY: P1
CHECKED BY: P1
APPROVED BY: P1

11.2.5 ROL005949 – MULTIPLE DWELLINGS (48 UNITS) & BOUNDARY REALIGNMENT (2 INTO 2 LOTS)

Objective Reference: A27271999
Reports and Attachments (Archives)

Attachments:

1. [Site Plan](#)
2. [Architectural Drawings](#)

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

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Ellen Dwyer
Planning Officer

PURPOSE

Council has received an application seeking a development permit for a Material Change of Use for Multiple Dwellings (48 units) and Reconfiguring a Lot for a boundary realignment (2 into 2 lots) on land at 124 and 126-128 Link Road, Victoria Point.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme (RPS) and the proposed development is considered to conflict with the scheme. The key issues identified in the assessment are:

- Consistency of use;
- Access and parking;
- Environmental Matters; and
- Whether there are sufficient grounds to justify the conflict with the planning scheme.

The issues identified in the assessment are considered to not have been adequately addressed by the application and it is therefore recommended that the application be refused for the reasons identified in the officer's recommendation.

BACKGROUND

Under the 1967 Planning Scheme the properties (herein referred to as the site) were zoned Rural.

In the early 1970s a multi-use recreational facility was established over the site and has since been in continuous operation. The YMCA purchased the site from Redland Shire Council in the 1990s.

Under the 1988 Planning Scheme the site was zoned Restricted Open Space.

Under the 2006 Planning Scheme the site was zoned Community Purposes 2 – Community Facility and Open Space.

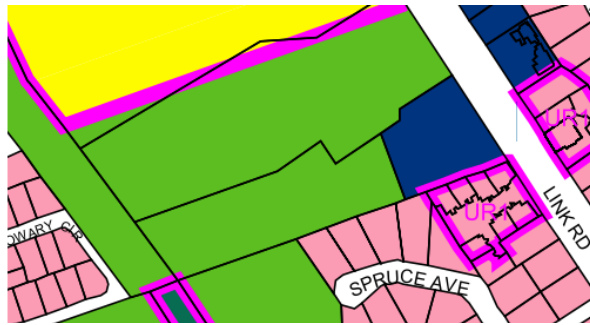


Figure 1: 2006 Zoning

In 2013, a minor amendment to the Redlands Planning Scheme changed the zoning of the site from Open Space to Community Purposes (CP2) in response to a submission from the YMCA Brisbane. It was deemed that the Community Purpose zone better aligned with the development permit issued for the site in 1973 for a family recreation and social centre and additional development of the site since 1973. The entire site was then identified within the Community Purposes Zone (CP2 sub-area) under version 6 of the Redlands Planning Scheme.

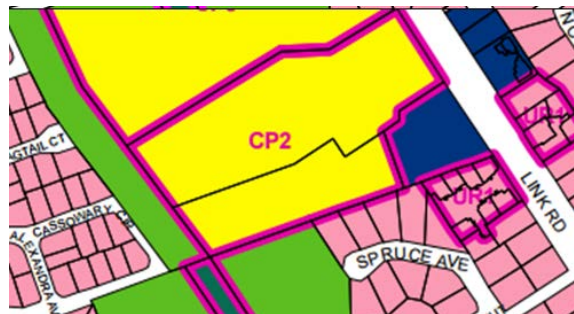


Figure 2: 2013 Zoning

On 14 February 2014, a two (2) into two (2) boundary realignment was approved over current Lot 10 which resulted in this lot increasing in size by just over 1500m² by obtaining land to the east. This approval also resulted in the Local Centre zone now being applicable to Lot 10.

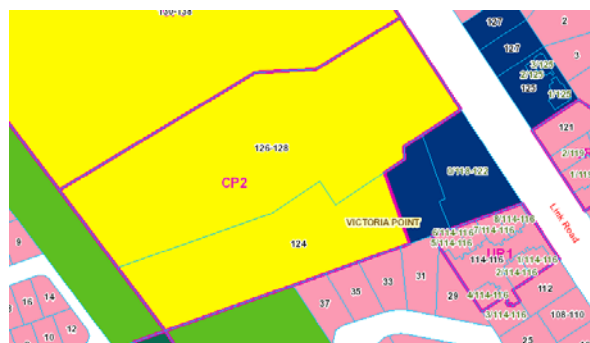


Figure 3: Post 2014 Realignment Zoning

ISSUES

Development Proposal and Site Description

Proposal

The application is for a Material Change of Use for Multiple Dwellings (48 units) and Reconfiguring a Lot for a boundary realignment (2 into 2 lots). The proposed boundary realignment has been requested as part of the development application to separate the unit site from the existing YMCA facilities located along Link Road at the front of the site. The proposed unit development is located on a proposed rear lot of 10,176m² which is currently vacant. The development of 48 two-storey townhouse style units is accommodated by nine (9) separate buildings across the site. The units are comprised of two (2) and three (3) bedrooms and have floor areas ranging from 110m² up to 130m².

Overall the unit development results in site coverage of approximately 39 per cent of the development site. A further 30 per cent of the site is proposed to be developed as a mix of private and communal open spaces as well as landscaped areas. Access to the unit development is proposed via the existing Link Road cross-over and upgraded driveway through the existing YMCA facilities.

It is proposed that a security gate will be located between the western end of the YMCA facilities and the unit development. All units will be serviced by private garages with a total of 77 car parking spaces attached to the residential units and a further 12 visitor car parking spaces. The application also proposes to reconfigure and formalise car parking associated with the YMCA Centre and indoor sports centre.

Site & Locality

The site is known as 124 and 126-128 Link Road, Victoria Point and is comprised of Lot 2 on SP157564 and Lot 10 on SP268336. The site has total area of approximately 2.73 hectares and a frontage to Link Road of approximately 70m. The site is improved by the YMCA Centre which is comprised of a basketball hall, gymnasium, pool and an Indoor Sports Centre. Existing car parking for the facility is both formal and informal, equating to an approximate 158 car parking spaces. The site is zoned Community Purposes CP2 and Local Centre.

The site is located on the western side of Link Road and adjoins Faith Lutheran Primary College to the north, a drainage corridor to the west and open space/parkland to the south-west. The majority of the wider surrounding area to the west, south and east is zoned Urban Residential and consists of low-rise, single, detached residential dwellings.

A natural channel traverses the site and conveys overland flows into a concrete channel at the north-west corner of the site.

Application assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Policies & Regulations

State Planning Policy / Regulation	Applicability to Application
SEQ Koala Conservation SPRP	<p>The site is located within the Priority Koala Assessable Development Area and is designated Low Value Rehabilitation, Medium Value Rehabilitation and Medium Value Other.</p> <p>Where the multiple dwellings are proposed to the rear of the site is largely designated Low Value Rehabilitation. This is reasonably consistent with the cleared site and the general vegetation types in this part of Victoria Point. Table 6 Column 2 applies as follows:-</p> <ol style="list-style-type: none"> 1. The site is designated Low Value Rehabilitation. No replanting requirements apply. 2. The site design does not prevent koala movement. The landscaping design in the open space rear corridor is intended to maintain a fauna movement link north and south. 3. The landscaping design for the rear corridor is intended to provide an enhanced fauna corridor, as recommended by the ecological consultant.
SPRP (Adopted Charges)	<p>The development is subject to Infrastructure Charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.</p>
State Planning Policy 2017 (SPP)	<p>The site triggers assessment against the State Planning Policy for Water Quality as the site is over the threshold size of 2,500m².</p> <p>The applicant has provided an acceptable Stormwater Management Plan. MUSIC modelling indicates that the proposed treatment system will meet the State Planning Policy (water quality) objectives. The intended system consists of two GPT/Filter cartridge units.</p>

Redlands Planning Scheme

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

- Community Purpose Zone Code;
- Local Centre Zone;
- Multiple Dwelling Code;
- Reconfiguration Code;
- Access and Parking Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code;
- Stormwater Management Code;
- Acid Sulfate Soils Overlay; and
- Habitat Protection Overlay.

The proposed development has been assessed against the applicable codes and is considered to conflict with the scheme. The Planning Assessment Team has consulted with other assessment teams where appropriate. The most relevant parts of the assessment are discussed below.

Consistency of Use

The subject site is zoned Community Purpose (sub-area CP2) and Local Centre zone, with the majority of the development proposed in CP2 and the provision of formalised car parking within the Local Centre Zone. The RPS identifies uses which are generally considered inappropriate and not preferred in a zone as inconsistent within each zone code. The Planning Scheme Structural Elements outlines that inconsistent uses are identified to indicate that the nature and operational characteristics of the development and its potential impacts are inappropriate and inconsistent with the purposes of the zone, assessment criteria of relevant codes and the Desired Environmental Outcomes. Multiple Dwellings are identified as an inconsistent use in Specific Outcome S1.1 of the CP2 zone.

Specific Outcome S1.2 requires that uses serve the community by providing a range of facilities and services that are limited to those expected within each of the sub-areas. CP2 is intended to provide facilities that are cultural, social or community based, including halls, child care, health care, training facilities or the like. Multiple Dwellings by definition, and the prescribed level of assessment, do not align with the expected uses facilitated by the CP2 zone.

Instances of non-compliance with any of the Specific Outcomes identified in S1 require assessment against Overall Outcome (2)(a)(i) and (iii).

Overall Outcome (2)(a)(i) prescribes that uses and other development will provide for a range of uses that will meet the need of the City's existing and future community through the provision of community facilities such as halls, child minding and community health and training centres and the like, specifically within Sub-area CP2. A residential, medium-density development, such as that proposed, does not achieve the purpose of the Overall Outcome and consequently conflicts with the intent of the Community Purposes Zone.

Overall Outcome (2)(a)(ii) requires that uses and other development, specifically reconfiguration, do not prejudice the intended use of the zone for its specified community purpose. While reconfiguration is not identified as inconsistent development, the proposed realignment will result in the creation of a lot that will effectively be sterilised from future development for community purposes. Multiple Dwellings will facilitate the individual on-sale of the units which results in an onerous number of owners burdening the land, which in turn then prejudices the future development of site for its intended use. Developing the site in this manner will result in a permanent change of the use of the land with no foreseeable way for this site to return to Community Purpose in the future. Furthermore, any expansion of the existing community facilities will be significantly restricted by the land area remaining once the multiple dwelling development is realised.

The suitability of the use should not only be considered against the applicable zone, but should also be assessed against the applicable use code for the development. Specific Outcome S1 of the Multiple Dwelling Use Code identifies that multiple dwellings should be established in areas that are appropriately zoned for midrise development, and be within close proximity to centres, community services and facilities and public transport. While the development is considered to be located within a close proximity to a centre, public transport and community facilities, it is not proposed within an area zoned for midrise development and is therefore unable to comply with Specific Outcome S1.

On consideration of the above points, the development is considered to be unable to meet the requirements of the Multiple Dwelling Code, and significantly conflict with the intent of the Community Purpose Zone (CP2), sufficient grounds need to be established to justify an approval.

Access and Parking

Specific Outcome S2.1 of the Community Purposes Zone Code identifies specific site layout requirements with regard to site efficiency, vehicle access, servicing areas, parking and safety of employees, users and visitors to the site. The proposed unit access arrangement through the YMCA facility does not meet the requirements of S2.1 in terms of efficiency of access through the community purpose use and vice versa.

Overall Outcome (2)(e)(iv) requires that uses and other development support an integrated, legible, efficient and safe movement network that provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility. While the applicant has proposed a new car parking layout, the access does not provide safe residential access to/from a multiple dwelling development when located behind an existing community use and could lead to misuse of the parking areas by residents. Vehicle trips through the proposed gated development will be necessary for the unit owners and staff of the YMCA, but not practical from an operational viewpoint. Typically it can be expected that visitors and overflow parking for the units, for the sake of convenience, will occur outside the locked gate in lieu of parking within the development. Combined with traffic generated from the YMCA, significant vehicle movements at Link Road will be a concern for the existing and proposed community and will raise public safety concerns. Additionally, the staff parking located through the gated residential component of the site and behind the YMCA facility raises safety and egress concerns. Accordingly, the proposed access arrangements are considered to conflict with Overall Outcome (2)(e)(iv).

In addition to the above, the proposed layout of the multiple dwellings does not comply with Probable Solution P8 of the Multiple Dwelling Code of the Access and Parking Code as the layout of the access way exceeds the maximum 20m straight alignment of a driveway. The corresponding Specific Outcomes requires the access ways, driveways and vehicle parking to be safe and convenient for residents and visitors, and that manoeuvring and service areas clearly defined and are clearly distinguished from pedestrian entries and paths through design and location. The design does not allow for the safe and efficient egress of vehicles and pedestrians with a shared thoroughfare of approximately 130m in length proposed to service all uses on the site. The layout of the parking and access to the multiple dwellings are not clearly distinguished by location or design and the proposal is unable to meet Specific Outcome S8.

Probable Solution P3.1 of the Access and Parking Code identifies the same criteria for driveways, having a maximum straight alignment of 20m. The corresponding Specific Outcome S3.1 requires driveways have regard to optimising public safety and convenience. The design does not meet this Specific Outcome and assessment against Overall Outcome (2)(a) is required.

Overall Outcome (2)(a) of the Access and Parking Code ensures that the provision of safe and convenient vehicular access to the development is supplied, that development is provided with a safe and functional onsite parking that meets the user's needs and finally, that the development has an area that facilitates the clear and safe internal movements and access of service vehicles. The concerns raised

about design in relation to Overall Outcome (2)(e)(iv) of the Community Purposes Zone Code are also applicable to this Overall Outcome. Additionally, to date the applicant has not provided onsite turning templates that sufficiently address this outcome with regard to service vehicles. At best the application would need to be conditioned to comply with the requirements of onsite manoeuvring should an approval be granted.

On review of the information provided, and in consideration of the proposed layout and design, the proposal is considered to conflict with the Scheme in regards to both the Overall Outcomes of the Community Purpose Zone and the Access and Parking Code.

Environmental Matters

The rear 35m of the site running the length of the south-western boundary is designated Enhancement Corridor under the Redlands Planning Scheme Habitat Protection Overlay Code. The proposed multiple dwellings will be developed on the eastern most 15m of this corridor leaving a corridor width of 20m.

Specific Outcome S2.1(5) requires development on a lot shown as Enhancement Corridor to explore all alternatives to locate the development outside these areas and where this not achievable to maximise the retention of koala habitat trees, provide enhancement planting to achieve revegetation of the corridor and seek to expand the corridor where the minimum width is less than 100m. The proposal is unable to achieve S2.1(5) as the proposed layout is unresponsive to the requirements of the code. The design of the units could be reduced to be located outside of the corridor, and instead of seeking to retain or enhance the existing corridor, it proposes to permanently reduce the width to 20m. No opportunity to expand the corridor further to the west is available as the land adjoining the corridor is a completely developed residential area.

Instances of non-compliance with any of the Specific Outcomes identified in S2.1 require assessment against Overall Outcome (2)(a), (d) and (e).

Overall Outcome (2)(a) and (d) seek to ensure that uses and other development identify, protect and provide for the long-term management and enhancement of Environmental and Habitat Values, which is not undermined by the scale and intensity of a development or use. The proposed development proposes some enhancement planting as part of the landscaping component of the development. The landscaping will provide a north-south wildlife corridor as well as an open space area for residents. The reduction in the width of the corridor to one fifth of the width sought by the code would not appear to provide for the long-term management and enhancement of the Environment and Habitat values of the area. It is instead suggestive that the location, scale and intensity of the development is not located to protect and enhance the ecological values of the area. The development is considered to conflict with the Overall Outcome.

Overall Outcome (2)(e) relates specifically to each of the Habitat Categories. The Enhancement Corridor Outcome is the re-establishment of disturbed or degraded wildlife and habitat corridors. The outcome identifies three actions that will help achieve the intended outcome. Action 1 relates to replanting. The selected replanting should encourage the regeneration and reconstruction of the habitat and improve the connectivity between habitats and increase biodiversity. Action 2 relates to the sufficient width of corridors. The width should maintain viable wildlife or habitat linkages between individual trees, lines of trees, and prominent natural features like draining lines and waterways. Action 3 seeks to ensure that development maximises

the retention of existing koala habitat trees and where non-juvenile koala habitat trees are removed that they are replaced to achieve a net gain. While the proposal will improve the existing habitat overall, the development will be at the expense of the corridor width, and the suitability and effectiveness of the proposed width is left to be justified. Additionally, the site will have a loss of two koala habitat trees. The development is considered to conflict with the Overall Outcome.

On consideration of the above points, the development is considered to significantly conflict with the intent and outcomes of the Habitat Protection Overlay, sufficient grounds need to be established to justify an approval.

Other issues

- Noise Impacts from adjoining land uses
The application is supported by an acoustic assessment prepared by Air Noise Environment Pty Ltd. The report identifies that the key noise sources affecting the proposal are from the basketball and gymnastics hall associated with the YMCA, the main hall in the Victoria Point Sports Centre (situated along the southern site boundary) and the sports fields of the Faith Lutheran College Junior School. The report advises that noise associated with the school sports fields meets the objectives contained within the Queensland *Environmental Protection (Noise) Policy 2008* (EPP). The noise generated by both sports facilities do not meet the objectives of the EPP and exceed the required levels by 16dB. Both halls accommodate a number of activities that create significant noise impacts including; netball, basketball, indoor cricket, gymnastics and inflatable world. These uses are conducted 7 days a week and finish as late as 10pm (with the bar in the indoor sports centre open until midnight on some nights). The report identified that noise was generally associated with referee whistles, bouncing balls, players running, music, children's noise and compressors (inflatable World). The report describes the noise as "impulsive, tonal and intrusive". The excess noise is largely owing to the fact that both halls accommodating these activities are naturally ventilated and not well insulated.

The report recommends three options to ameliorate these impacts and reduce noise to a level compliant with the EPP:

1. Attenuate the halls – this is considered cost prohibitive for the centres
2. A separation buffer of 20m from the indoor sports centre main hall and 40m from the YMCA basketball/gymnastics hall. This would remove almost half of the proposed development footprint.
3. Acoustic barriers and building attenuation to the proposed townhouses
 - a. 1.8m acoustic fence along the northern boundary (precautionary only – for big sports carnival type events at the school)
 - b. Building attenuation measures to units close to the eastern part of the townhouse development (including laminated window panes and noise rated seals)
 - c. Acoustic fencing to townhouse courtyards of between 1.8m (yellow in Figure 4) and 2.4m high (green in Figure 4)
 - d. Acoustic barriers of 5.4m – 6m in two locations (blue in Figure 4)
 - e. A 2.2m acoustic fence along the southern boundary for the length of the proposed new car park



Figure 4 – Modelled Acoustic Barriers and Façade Treatments

Probable Solution P3.8 of the Medium Density Residential Zone code in the Redlands Planning Scheme requires compliance with the EPP acoustic quality objectives. As such with the implementation of the acoustic assessment recommendations the proposed development would comply with the planning scheme in relation to noise impacts.

Notwithstanding this, the attenuation measures proposed by the applicant, including the building façade treatments and the acoustic fences present potential amenity impacts for residents and the internal streetscape. Unit facades most affected by noise impacts appear to incorporate few windows even though the acoustic assessment identified window treatments that can be used. This means units addressing the internal roadway do not present well to the street, limiting casual surveillance of these areas and creating an unacceptable visual impact. This could however be addressed through the application of appropriate conditions that windows compliant with the acoustic assessment be incorporated on these building facades. The acoustic barriers proposed by the applicant includes 1.8m – 2.2m fences, fences that are 2.4m high (units 26 - 29) and a brick wall as high as 5.4m-6m (units 1, 33 and 48). 2.4m is a high fence especially for units with small courtyards however this is not considered excessive and should not affect the amenity of future residents. Units 1, 33 and 48 however have significant acoustic fences adjoining the side boundary of their private open spaces at 5.4m – 6m. In all cases the acoustic barriers are taller than the courtyards are long (approx. 4m). The applicant has proposed a design that attempts to reduce the impact of the height including windows within the wall to

break up the bulk and allow light to penetrate the courtyard space and for the wall adjoining units 33 and 48 the inclusion of transparent panels along the top, trellising for climbing plants and an additional metre width of courtyard. These measures certainly reduce the impact of the structures on the internal driveway however the impact on the private open space of these units is considered to be significant given the small size of the courtyards. Windows and glass panels assist in allowing light into the courtyards but it does not assist with regard to ventilation or the dominant and overbearing nature of such a significant structure adjoining such a small space. The proposal is not therefore considered to achieve a high standard of residential amenity as required by the Multiple Dwelling Code (Overall Outcome (2)(a)(iii)) and the Medium Density Residential Zone code (Overall Outcome (2)(c)(i)b and (2)(c)(ii)). The proposal is considered to conflict with the Redlands Planning Scheme in this regard.

- Local Centre Zone

The proposal will formalise car parking for the community facility on the proposed front lot. This will include the area of the site that is zoned Local Centre. Accordingly, the suitability of the car park in this location has been assessed against the Local Centre Zone Code. Specific Outcome S3.1 requires high quality landscape treatments where adjoining residential uses. This is relevant to the application as a portion of the car park will adjoin a residential lot in Spruce Avenue. The applicant has proposed screen planting along the southern boundary for the length of the car park. The code makes reference to light and noise attenuation methods, of which the applicant has not provided sufficient information to determine the impacts. Conditions relating to light and noise attenuation are able to be included as part of any form of approval.

- Site Size

In accordance with Part 9- Schedule 5 – Lot Sizes, Table 1 – Use Lot size, the minimum lot size for a medium residential area would be a minimum of 800m², with a minimum lot width or frontage of 20m. The size of the site would achieve compliance with the minimum requirements for land that was zoned as Medium Density and would consequently comply with Probable solution P2 (a) of the Multiple dwelling code.

- Site Layout and Building Design

The development does not comply with the requirements for unbroken wall length and setbacks, as outlined in Probable Solution P3 of the Multiple dwelling code.

The development proposes groups of dwelling units in excess of 15m in length, with the largest group of townhouses (building 4) have a total length of 43m. However, in accordance with Specific Outcome S3 of the Multiple dwelling code, the development has incorporated a combination of recesses, verandahs and a variety of materials, textures and colours, which alternate between the different building groups; and satisfactorily reduce building bulk and add visual interest.

Further, the development proposes a 2.8m-2.9m side setback to the southern boundary in lieu of the required 4m side setback as required by Table 1. However, the site adjoins Parkland Court Park to the south, which means the development would not impact on the amenity of any neighbouring residential properties.

While the reduced setback would result in a poor standard of amenity for the private open space areas of building 5, which would be unlikely to receive adequate solar access; the area available would still achieve a minimum size of 25m² and would be directly accessible from the main living area. On balance therefore, and taking into account that the majority of the requirements of S3 would be achieved, it is considered that the site layout and building design complies with the Specific Outcome S3 of the code.

- **Lighting**

The Medium Density Residential Zone Code provides parameters in Probable Solution P3.7 around the appropriate lux levels of artificial lighting. The code's relevance to the assessment is on the basis that generally, multiple dwellings are proposed within areas where this zone is usually applicable. The applicant hasn't provided information that addresses P3.7 so no surety on the lux levels and nuisance can be determined. Should the application be approved in any form, the proposal could be conditioned to comply with Specific Outcome S3.7 of the Medium Density Residential Zone Code.

- **Stormwater**

The current lawful point of discharge for the property is to rear, where there is an existing concrete channel. The proposal seeks to utilise this channel for discharge to the Erapah Creek System. Compliance Assessment for stormwater approval would be required in accordance with the Concept Site Stormwater Management Plan that has been provided should an approval be given,

- **Waste**

The proposed waste collection and servicing arrangements were raised as a concern at information request stage and Council requested that the applicant provide swept paths and surface grades certified by a suitably qualified traffic engineer who is a RPEQ. The information requested was not provided and in terms of the submitted plan, the service vehicle is interfering with the housing structures and landscaped areas. The development does not comply with Specific Outcome S9 of the Access and Parking Code and conditions can be included to make the development comply with the RPS requirements. Further assessment for this component may also be completed at Operational Works stage if conditioned as part of any approval. It is considered at this point that the development does not adequately address the Access and Parking Code.

Sufficient Grounds

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.

- **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.**

The current planning scheme was gazetted in 2006 and since then it has undergone a number of amendments to reflect changes that impact land use and development. This includes for example, the Priority Development Areas (PDA) introduced by the State, specifically the new estates and opening of residential development areas and large tracts of medium density zoned land in Thornlands and Victoria Point, in estates such as Waterline, Affinity and Esperance. These three estates alone encompass several hundred lots. 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. Therefore, land is and has been appropriately set aside and/or approved for Medium Density housing and there are no changing circumstances in the area that require this form of development on Community Purpose CP2 land.

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

As described above, the planning scheme appropriately reflects the circumstances and outcomes sought for the locality based on relevant land supply studies, population projections and community needs. The applicant has not demonstrated that the current Redlands Planning Scheme is incorrect in terms of its substance or through its underlying assumptions.

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

The proposed use is adequately catered for in the planning scheme with residential land supply sufficiently accommodated throughout the City. Multiple Dwellings are covered in the Scheme and the intention of where they are to occur is articulated through zoning such as the Medium Density Residential (MDR) zone which has been identified in the Scheme region. Locally, new estates such as Waterline, Affinity and Esperance zoned land which identify Multiple Dwellings as Code Assessable or as Impact Assessable but not Impact Inconsistent, indicating that these uses, if sensitively designed can be supported. Given the above, it is unnecessary to develop Community Purposes land for a higher density residential use when the type of development proposed is already adequately provided for by the planning scheme.

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

The planning scheme anticipates residential development such as that proposed and makes provision to adequately accommodate this form of development in residential zones, without any need to encroach on land set aside for community purposes.

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

As described above, residential land supply is already adequately accommodated throughout the City through a range of residential zones designed to meet the necessary housing targets. Therefore, it cannot be argued that there is an exceptional and urgent need to develop Community Purposes land for residential use.

In relation to need and the conflict mentioned above, the applicant submitted supporting information in the form of:

- A segment in the initial Development Assessment Report lodged with the application;
- A Needs Analysis prepared by Norling Consulting Pty Ltd, This was received in July 2016 in response to the Information Request;
- A further document lodged by Norling Consulting Pty Ltd in November 2016 in response to concerns raised by Council.

The supporting information was lodged to demonstrate that there was a need for further Medium Density Residential zoned land in Victoria Point and surrounds, and there is an oversupply of Community Purpose zoned land in Victoria Point and surrounds. The Needs Analysis and supporting information assert:

1. There is a limited supply of appropriately zoned land, with the most significant vacant parcel being 1.6ha. Medium Density zoned land is predominately occupied by single dwelling and the evolution to medium density living will be a long process. A development proposal of this size will require a number of amalgamations.
2. An increase in aging population is increasing the demand for wider housing choice. Retirement and aged care facilities occupy much of the Medium Density zoned land.
3. The proposal responds to the Strategic Framework objective (3.2.3 (i)), being a "range of housing types and styles are encouraged, including dual occupancy, small lot housing and multiple dwellings.
4. Within the South East Queensland Regional Plan, Desired Regional Outcome 8. Compact Settlement, supports diverse housing choices, to which the proposal positively responds.
5. Continuing the supply of MDR zoned land will ensure Victoria Point has a range of diverse and affordable housing options, reducing the potential negative impacts of a limited supply in medium density housing.
6. The existing YMCA facility can meet future demand for this particular type of community need. The area at the rear is surplus.
7. The subject site is centrally located and proximate to a range of facilities, including the Victoria point shopping centre.

Overall, the proposed use is in conflict with the Redlands Planning Scheme and the draft City Plan. The needs assessments do not demonstrate an overriding need for the development given the paragraphs below.

The Redlands Planning Scheme and the Draft City Plan have already addressed housing choices and population changes by creating MDR zoned nodes in more convenient locations, that is, closer to commercial facilities. The Victoria Point shopping precinct is still over 1km away at its closest point. As mentioned further below in the report, new estates and opening of residential development areas and large tracts of medium density zoned land in Thornlands and Victoria Point, in estates such as Waterline, Affinity and Esperance. These three estates alone encompass several hundred lots.

Therefore, land is and has been appropriately set aside and/or approved for Medium Density housing.

The Norling reports conflict with the 2014 Urbis report used in Council's City Plan drafting, which concluded that at the macro level there was more than sufficiently zoned land under the existing RPS to accommodate the expected demand for attached dwellings in the City to 2041.

Since the Urbis project was finalised, Queensland Treasury has released revised 2015 forecasts to 2041 for the City. Overall the new population and dwelling projections for the City are significantly below the 2013 series used to inform the 2014 Urbis report. In particular forecast population growth has been reduced by approximately 18,000 people with an associated 6,700 reduction in the overall number of dwellings required.

In addition, Queensland Treasury significantly amended the ratio of detached to attached dwellings between the 2013 and 2015 forecasts. In particular the 2013 projections identified 46% of all new dwellings by 2041 would be attached with 54% detached. The 2015 forecasts reduce the requirement for attached dwellings to 39% of the total required with detached dwellings increasing to 61% of the total projected need.

The net effect of the reduction in overall population growth and demand for attached dwellings further increases the excess in supply of appropriately zoned land to accommodate attached housing up to 2041.

It is acknowledged there is limited Medium Density Residential (MDR) zoned land that is currently vacant however this is not indicative of an undersupply. There are reasonably large areas of land currently zoned MDR which are occupied by existing dwellings. Recognising that the majority of these lots are of a size that can accommodate small scale MDR product and considering the age of much of the housing stock on these lots, it is reasonable to assume that this land will progressively redevelop for MDR purposes in response to demand during the life of the new City Plan. Developing the subject site with a MDR product as proposed reduces demand and is likely to in part delay the transition of existing MDR zoned land from existing houses into attached housing.

Urbis identified that the Victoria Point Local Development Area (VPLDA) is likely to accommodate approximately 1,300 dwellings of which half are likely to be attached dwellings. While the VPLDA has not yet started to be developed, this area and its development potential is critical in considering whether there is likely to be an undersupply of zoned land/development opportunities within the Victoria Point areas over the medium term. The draft City Plan proposes to include the VPLDA within the Emerging Urban Community zone and once structure planning is completed will provide significant supply within the Victoria Point area. It can be expected that this land will be substantially developed by 2041.

Another salient issue is that the Urbis 2014 Residential Land Supply Study identified that even when expected demand for attached dwellings to 2041 is removed, the existing zoned land and redevelopment potential across the City has the capacity to provide an extra 8,700 to 12,900 attached dwellings.

It should also be noted that some factors that will contribute to increasing the supply and number of attached dwellings able to be built include:

- The Urbis 2014 Residential Land Supply Study was based on Queensland Treasury 2013 Edition Population and Dwelling projections which are significantly higher than the more recently released QT 2015 Edition Projections. The reduced population and dwelling projections means there may be less demand for attached dwellings.

- The Urbis 2014 report estimated that Toondah Harbour would accommodate approximately 1,500 attached dwellings, however, the Toondah Harbour Master Plan released by the Walker Corporation after the Urbis Report was prepared seeks to accommodate somewhere in the order of approximately 4,000 attached dwellings.
- The Urbis Report estimated that Weinam Creek PDA could accommodate a net increase of approximately 450 attached dwellings, however, at this stage the Walker Corporation is yet to finalise their plans for this area.

In conclusion, while there may be sites across the City that have locational attributes that may make them suited to MDR/attached dwelling development, with the existing zoned land, the PDAs, Council's efforts to try and consolidate higher density development within and around Cleveland and Capalaba, there is no need for additional attached dwellings on land that is not already zoned for this purpose.

In addressing the above points the Needs analysis and supporting information is unable to justify that the relevant planning instruments are out of date, as a considerable land bank of MDR zoned land exists in Victoria Point, and will be created in new estates in Victoria Point. The application has also not justified the urgent need for the proposal.

The applicant has not established sufficient grounds to justify the conflicts with the planning scheme in this regard.

Infrastructure Charges

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

Total charge: \$1,360,123.20

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (No. 2.3) 2016 and Schedule 16 of the *Planning Regulation 2017*.

Notice #001758	
Residential Component	
48 X 3 bedroom residential dwellings X \$28,335.90	\$1,360,123.20
Demand Credit	
Extension to community title scheme	\$0.00
Total Council Charge:	\$1,360,123.20

Offsets

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

Refunds

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

State Referrals

The application did not trigger any referral requirements.

Public Consultation

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 18/11/2015 to 10/12/2015. A notice of compliance for public notification was received on 11/12/2015.

Submissions

There were 17 properly made submissions and 21 not properly made submissions received during the notification period. The matters raised within these submissions are outlined below:

1. Use conflicts with the Planning Scheme

- The proposed use is inconsistent with the Community Purposes zoning in the Redlands Planning Scheme.
- There is enough provision for housing in Victoria Point on appropriately zoned land for the forecast increase in population.

Officer's Comment

This matter has been addressed in the Assessment section of the report. The applicant has not demonstrated to the satisfaction of assessment officers that the application has addressed the issues raised and the conflict with the Scheme will form part of the grounds for refusal.

2. Increased demand on existing community facilities

- Increase in dwellings on the site will place a greater demand on the services provided by the YMCA and surrounding community facilities.
- There is a shortfall in community facilities within the area.

Officer's Comment

The suitability of the multiple dwelling use on CP2 zoned land has been discussed in the Assessment section of the report. The applicant has not demonstrated to the satisfaction of assessment officers that there are sufficient grounds to approve the use despite the conflict with the scheme. The loss of Community Purpose zoned land will form part of the grounds for refusal.

3. Increased traffic and proposed car parking and access arrangements

- Truck access and turning on site could be an issue due to the proposed car park plan.
- During peak periods and events there is already insufficient parking on site. The proposed unit development could exacerbate this issue as the new car park plans show fewer car parks than currently utilised.
- Link Road already becomes heavily congested during school pick up times.

Officer's Comment

This matter has been addressed in the Assessment section of the report. The applicant has not demonstrated to the satisfaction of assessment officers that the application has addressed the issues raised and traffic impacts will form part of the recommended grounds for refusal.

4. Pedestrian Safety

- The current community facilities cater for a variety of activities for children and increased traffic flow to the rear of the site could cause increased risk for those children moving around the site.
- Adjoining properties Faith Lutheran Primary School, Faith Lutheran Kindergarten and Sparrow Early Learning Centre promote increased pedestrian traffic along Link Road during pick-up and drop-off times.
- Lighting of the car park areas would need addressing.
- Access to fire assembly areas could be impeded by car park and fencing design.

Officer's Comment

The relevant components to the application with regards to pedestrian safety have been addressed in the assessment section of the report. The applicant has not demonstrated to the satisfaction of assessment officers that the application has addressed the issues raised. Pedestrian safety in connection with access and traffic movements will form part of the recommended grounds for refusal.

5. Amenity

- Development will devalue nearby properties due to the low socioeconomic target market.
- Final car parking levels have not been provided so it is unclear whether there will be overlooking into the adjoining residential properties.
- Detail of the proposed fencing options along the adjoining existing dwellings has not been provided.
- The proposed development will cause a reduction in green space.
- Proposed buildings 1 and 2 will be overlooking school playground.
- Proposed building 5 will overlook properties on Spruce Avenue.

Officer's Comment

The devaluation of properties is not a valid planning ground and is not considered in the assessment of this application.

The application material is lacking to fully assess the impact the development will have on the adjoining properties with regards to the detail on proposed fencing along the southern boundary of the lot. The acoustic report provided details a 1.8m fence along the private open space of Unit 26, which is the closest to the residential properties along Spruce Avenue, and a 2.2m fence along the new car park. This fence is of a standard height and considered appropriate for a boundary fence. Given the lack of detail regarding the remaining fencing along the southern boundary it is assumed that no upgrade or replacement of the fencing will occur.

6. Security

- Removal of fencing near the indoor sports centre will create a thoroughfare for pedestrians along the southern boundary between the sports centre and the existing properties.
- Detail of the lighting of the car park areas has not been provided.

Officer's Comment

The removal of the fence is to allow for access to the indoor sports centre from the new car park. The applicant has provided plans which detail the proposed walkways and fencing. No pathway is provided along the southern boundary and the area would be a less convenient way to access the facilities on site. If the application were approved in any form, conditions could be included to ensure fencing further segregates the indoor sports centre car park from the multiple dwellings and thereby removing any access between the two along that southern boundary. The only commentary around the proposed lighting is in relation to the attenuation methods provided for light spillage onto adjoining properties. The suitability of the lighting in the car park from a CPTED perspective have not been addressed and could be conditioned for further assessment during compliance stage.

7. Nuisances (noise and lighting)

- Plans show removal of 3 concrete noise deflectors, installed to buffer noise to houses at rear of the Indoor Sports Centre.
- Noise testing was completed at a time of year that was not indicative of the extent of noise produced in peak periods.
- Additional noise during building stages and subsequent medium density residential use is a concern.
- Noise concerns are highlighted for building 5 in regards to noise generated at the indoor sports centre. Perhaps noise reduction methods for building 5 will redirect noise to adjoining properties.
- Light pollution from building 5 could spill into adjoining properties on Spruce Avenue.

Officer's Comment

An acoustic fence has been proposed as a part of the development. The acoustic fence is to be installed to shield adjoining properties from potential lighting impacts and to minimise noise impacts from the indoor sports hall and associated car park. An acoustic treatment is also proposed for the rear of Building 5 to minimise noise impacts. Suitable noise and light nuisance attenuation can be conditioned upon any form of approval.

8. Drainage

- Localised flooding is an issue for properties on Spruce Avenue and in the Parklands Court Park. Proposed development may increase demand on concrete drain behind development site, causing further adverse flooding.

Officer's Comment

A stormwater management plan has been supplied as part of the supporting information attached to the application. The proposal will discharge flows to the existing engineered concrete channel at the rear of the site. Upon any form of approval, Council would condition a stormwater assessment that is generally in accordance with the concept site stormwater management plan, ref B14441-02A, and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management.

9. Dust and erosion management during/after construction

- Several trees are to be removed as part of landscaping. Mitigation of potential erosion needs to be undertaken.
- Need to address the condition of fence and retaining wall along southern boundary of site.
- Minimisation of dust being created during building/development stages.

Officer's Comment

These items of concern can be conditioned upon an approval to comply.

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

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

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

The development is considered to have a significant impact on the potential for the site to be revegetated and reinstated long term. Further details of the environmental implications are detailed within the assessment in the "issues" section of this report.

Social

The development is considered to have a significant social impact given that it will result in the loss of Community Purpose area. The social implications are detailed within the assessment in the "issues" section of this report.

Alignment with Council's Policy and Plans

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

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to conflict with these instruments, and insufficient grounds to justify approval despite this conflict have been provided as outlined in this report. It is therefore recommended that the application be refused.

Council's options are to:

Option One

That Council resolves to adopt the officer's recommendation to refuse the application.

Option Two

That Council resolves to issue a preliminary approval subject to additional requirements.

Option Three

That Council resolves to issue a development permit subject to conditions.

Option Four

That Council resolves to issue a development permit without conditions.

OFFICER'S RECOMMENDATION

That Council resolves to refuse the proposed Material Change of Use for Multiple Dwellings (48 Units) and Reconfiguring a Lot for a boundary realignment (2 into 2 Lots) on land described as Lot 2 on SP157564 and Lot 10 on SP268336 and situated at 124 and 126-128 Link Road, Victoria Point, based on the following grounds:

- 1. Conflict with the intent and purpose of the Community Purpose (CP2) zone**
The proposal seeks to establish multiple dwellings in the Community Purpose (CP2) zone, which is identified as an inconsistent use in the zone code. The nature and operational characteristics of the development and its potential impacts are inappropriate and inconsistent with the purpose of the zone to provide a range of community based facilities and services.
- 2. Access and Parking Arrangements**
The proposed development does not support an integrated, legible, efficient and safe movement network that provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility. The design is considered to conflict with the Planning Scheme in regards to both Overall Outcome (2)(e)(iv) of the Community Purpose Zone and Overall Outcome (2)(a) of the Access and Parking Code.
- 3. Conflict with the Habitat Protection Overlay**
The proposal seeks to establish multiple dwellings in a Habitat Protection Overlay Enhancement Corridor and compromises the purpose of this environmental designation. The development conflicts with the Habitat Protection Overlay Overall Outcomes (2)(a), (d) and (e), and Specific Outcome S2.1(5).

4. Noise Impacts from Adjoining Land Uses

The attenuation measures proposed by the applicant, including the building façade treatments and the acoustic fences, present potential amenity impacts for residents and the internal streetscape of the development. Accordingly, the proposal does not achieve a high standard of residential amenity as required by the Multiple Dwelling Code (Overall Outcome (2)(a)(iii)) and the Medium Density Residential Zone code (Overall Outcome (2)(c)(i)b and (2)(c)(ii)).

5. On-site Waste Collection

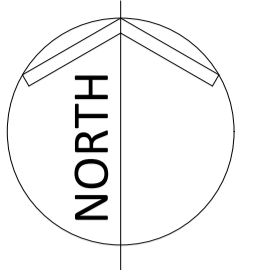
The proposed waste collection and servicing arrangements interfere with the housing structures and landscaped areas. The development does not comply with Specific Outcome S9 of the Access and Parking Code.

6. Sufficient grounds

The planning scheme adequately accommodates provision of land suitable for multiple dwelling developments that achieve anticipated densities and design and there is not considered to be sufficient grounds to justify an approval despite the conflicts with the Redlands Planning Scheme.



1 Location Plan



SITE INFORMATION
 over PART OF LOT 2 ON
 SP157564, LOT 2 ON
 RP843975 & LOT 3 ON
 RP884265
 Local Authority: Redland City Council
 Site Area: 2.573 hectares

DEVELOPMENT INFO
 Number of units proposed 48
 Carparks required (1/unit) 60 (48 res, 12 visitor)
 Carparks provided 90 (77 res, 13 visitor)



2 Proposed Site Plan 1:500

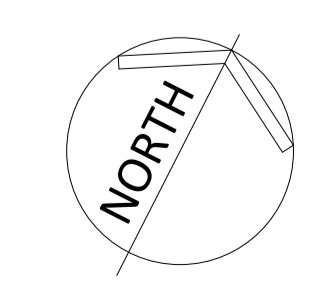
PRELIMINARY
NOT FOR CONSTRUCTION

Location & Site Plan
 scale: 1:500 @ A1



rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15	F	Add acoustic fence to boundary	13/10/15
B	CARPARK, BUILDING FOOTPRINT, ACOUSTIC & STORMWATER	28/04/15	G	Added parkland fill and notes	11/11/15
C	Update Carpark	22/05/15	H	Staff Carpark	11/01/16
D	Update Carpark	16/09/15	i	Staff Carpark	16/06/16
E	Delete fence	18/09/15	j	reissue for council	26/07/16

YMCA Townhouses
 128 Link Road Victoria Point QLD 4156
YMCA



DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.01**



Notes

- Easement A on RP843975 to be surrendered.
- Easements B-D in Lot 1 in favour of Lot 2 for access and services.
- Easement E in Lot 2 in favour of Lot 1 for access and services.

Design, areas and dimensions are conceptual and for discussion purposes only and subject to detailed investigations, survey, design and relevant authority approvals.

Existing building locations and contours are from the Contour and Detail survey completed by Clem Jones Wright & Associates Pty Ltd on 04/07/2012.

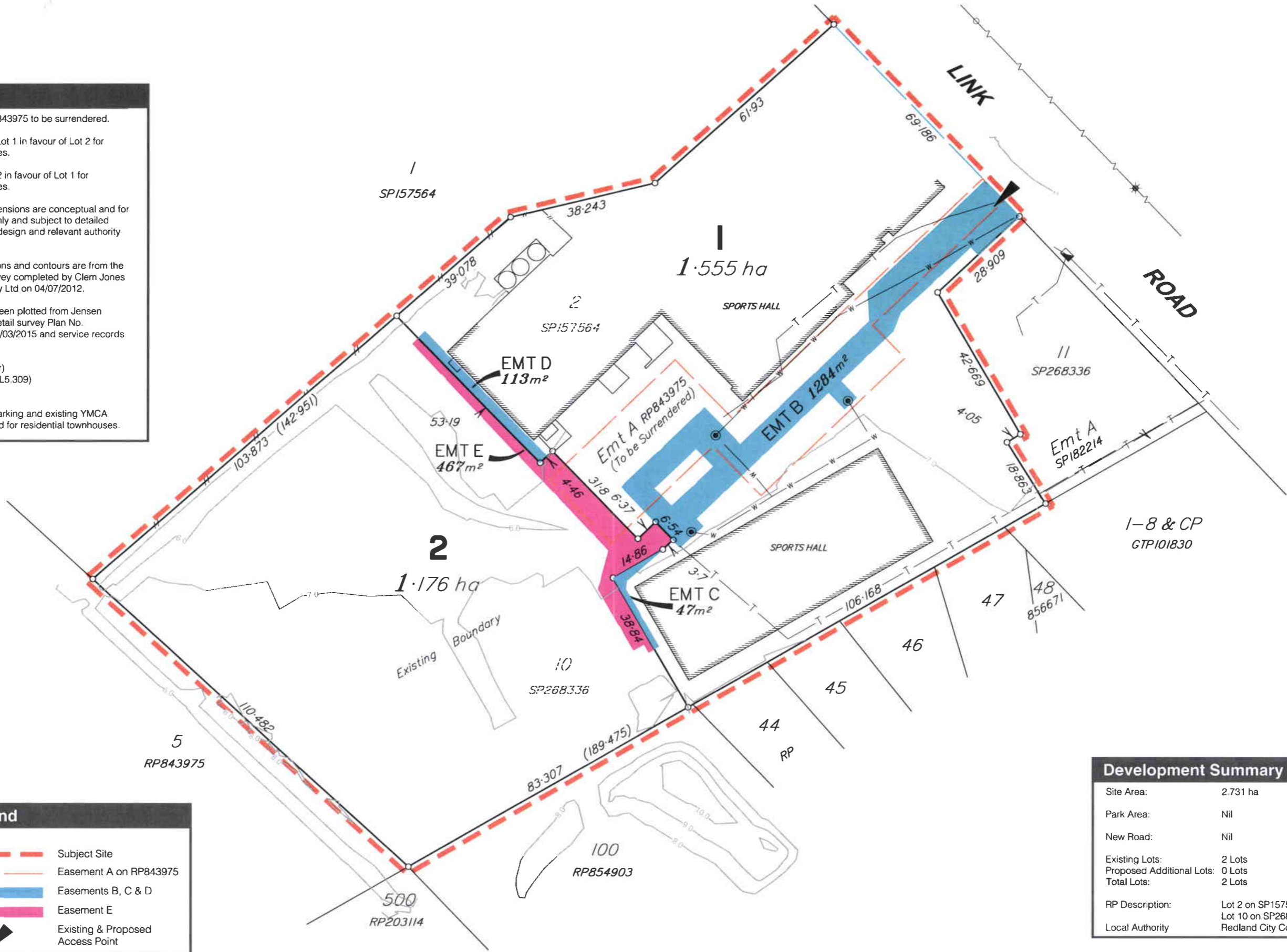
Services shown have been plotted from Jensen Bowers Contour and Detail survey Plan No. S-8055-001-B dated 11/03/2015 and service records and are indicative only.

Level Datum: AHD (der)
Origin: OPM102402 (RL5.309)
Contour Interval: 1m

Lot 1 intended for carparking and existing YMCA facilities. Lot 2 intended for residential townhouses.

Legend

- Subject Site
- Easement A on RP843975
- Easements B, C & D
- Easement E
- Existing & Proposed Access Point



Development Summary

Site Area:	2.731 ha
Park Area:	Nil
New Road:	Nil
Existing Lots:	2 Lots
Proposed Additional Lots:	0 Lots
Total Lots:	2 Lots
RP Description:	Lot 2 on SP157564 & Lot 10 on SP268336
Local Authority	Redland City Council



SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS

jensenbowers.com.au

72 Costin Street, Fortitude Valley, Qld 4006 | PO Box 799, Spring Hill, Qld 4004 | T (07) 3852 1771

Jensen Bowers Group Consultants Pty Ltd ABN 52 010 872 607

Drawing Ref: S-8055-002-A

Date: 12/06/15

Scale: 1:1,000 @ A3



Proposed Reconfiguration Plan

128 Link Road Victoria Point Qld 4156

for YMCA



8122_02
1:1.25



8122_03
1:1.25



8122_1
1:1.18

PRELIMINARY
NOT FOR CONSTRUCTION

Perspectives
scale:



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rev.	description	date	rev.	description	date
C	Updated colours	02/06/15			
B	DA Issue	22/05/15			
A	CONSULTANT ISSUE	17/03/15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-01.01** **C**



8122_01
1:1



8122_1
1:1.33

PRELIMINARY
NOT FOR CONSTRUCTION

Perspectives
scale:



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rev.	description	date	rev.	description	date
C	Updated colours	02/05/15			
B	DA Issue	22/05/15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

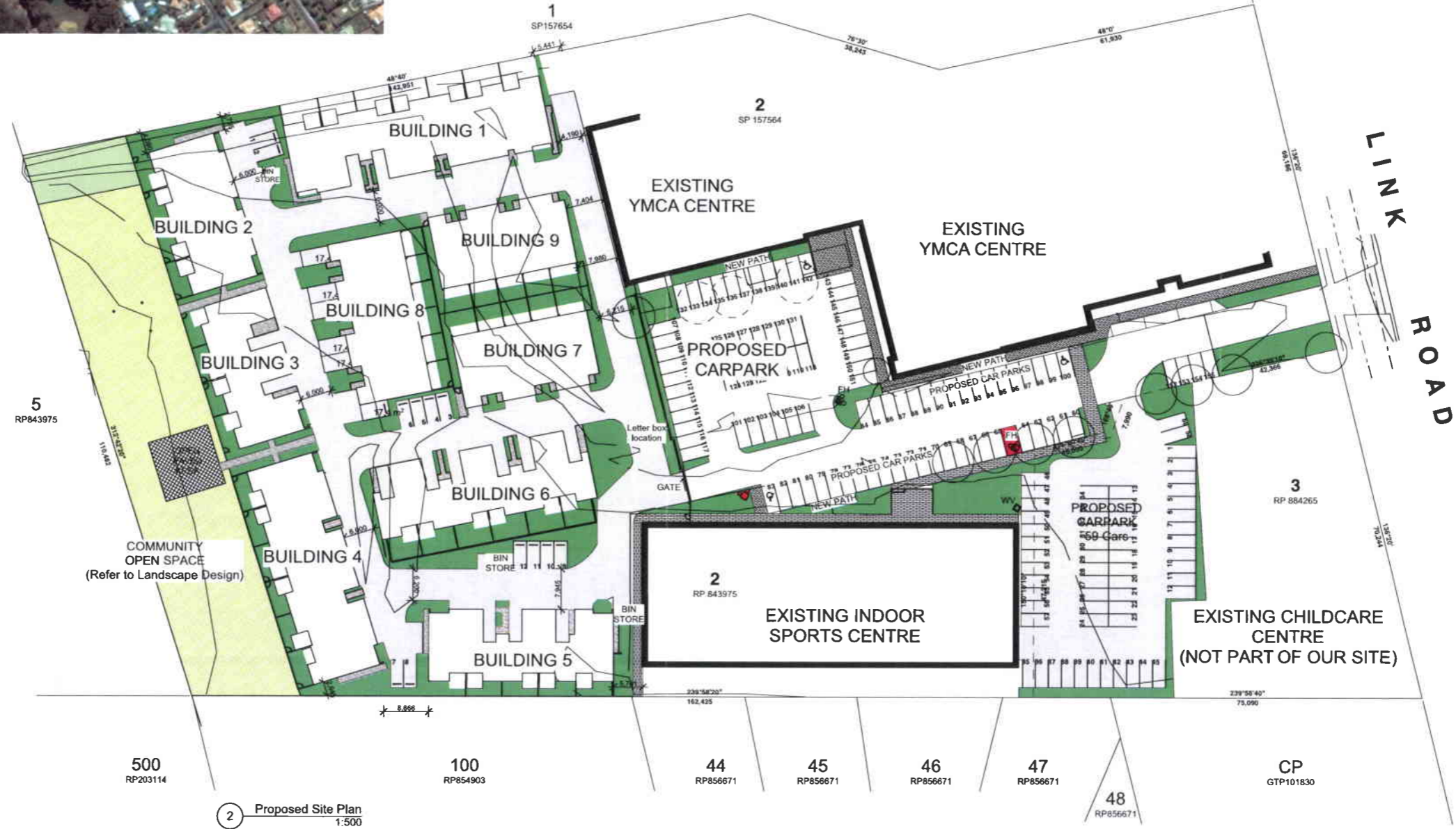
DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **SD-01.02** **C**



1 Location Plan

SITE INFORMATION
 over PART OF LOT 2 ON
 SP157564, LOT 2 ON
 RP843975 & LOT 3 ON
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 Carparks provided 90 (77 res, 13 visitor)



2 Proposed Site Plan 1:500

PRELIMINARY
 NOT FOR CONSTRUCTION

Location & Site Plan
 scale: 1:500 @ A1



rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	CARPARK, BUILDING FOOTPRINT, ACOUSTIC & STORMWATER	28/04/15			
C	Update Carpark	22/05/15			

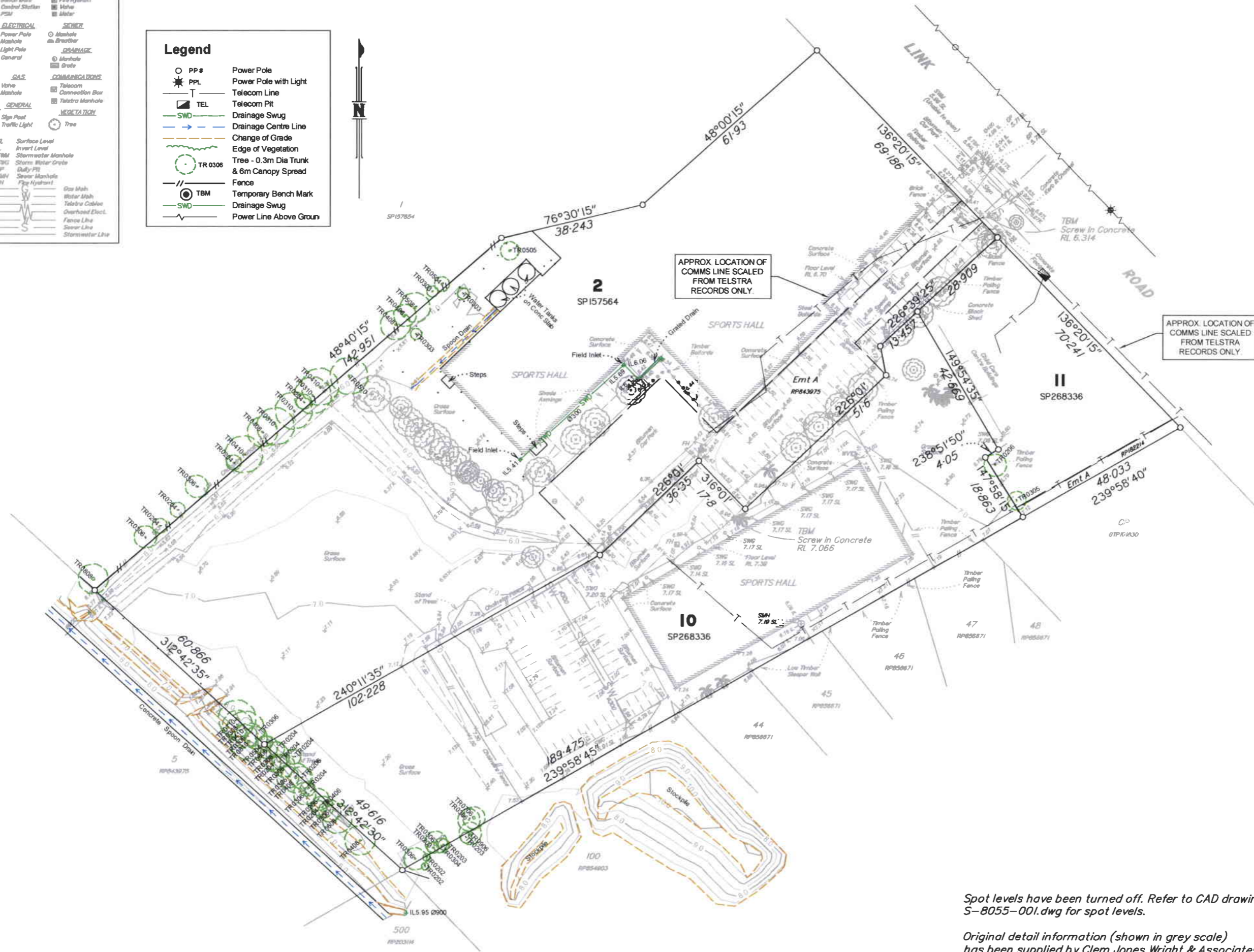
YMCA Townhouses
 128 Link Road Victoria Point QLD 4156
 YMCA



DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.01** **C**

SYMBOL LEGEND	
SURVEY	WATER
▲ Bench Mark	□ Fire Hydrant
▲ Control Station	■ Hole
○ PVI	■ Meter
ELECTRICAL	SCHEM
○ Power Pole	○ Manhole
□ Manhole	□ Manhole
○ Light Pole	DEWATER
□ General	□ Grate
GAS	COMMUNICATIONS
■ Valve	□ Telecom
■ Manhole	□ Connection Box
GENERAL	□ Telecom Manhole
○ Sign Post	VEGETATION
○ Traffic Light	○ Tree
SL Surface Level	
IL Invert Level	
SMB Stormwater Manhole	
SWG Storm Water Grate	
GP Gully Pit	
SMH Sewer Manhole	
FH Fire Hydrant	
○ Gas Main	
○ Water Main	
○ Telecom Cable	
○ Overhead Elect.	
○ Fence Line	
○ Sewer Line	
○ Stormwater Line	

Legend	
○ PP #	Power Pole
☼ PPL	Power Pole with Light
— TEL	Telecom Line
— TEL	Telecom Pit
— SWD	Drainage Swug
—	Drainage Centre Line
—	Change of Grade
—	Edge of Vegetation
○ TR 0306	Tree - 0.3m Dia Trunk & 6m Canopy Spread
—	Fence
○ TBM	Temporary Bench Mark
— SWD	Drainage Swug
—	Power Line Above Ground

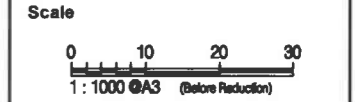


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 T.H. Jensen & Bowers Pty Ltd (Consulting Surveyors)
 ABN: 52 010 872 807
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Associated Consultants
 Savills

Local Authority: Redlands S.C.
 Authority Ref. No:
 RP Description: Lot 2 on SP157564 & Lot 10 & 11 on SP268336

Original Portion: 35A
 Parish/County: Cleveland/Stansley
 Date of Survey: 11/03/15
 Level Datum: AHD (der)
 Origin: OPM102402 (RL 5.309m)
 Level Bk / Fid Bk:
 Horizontal Datum: SP157564
 Contour Interval: 0.5m



Notes
 The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty Ltd does not warrant that the services have been located in their entirety.
 The boundaries shown hereon are for plotting purposes only and are subject to final survey.
 The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Disclaimer
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Drawn: SB	Date: 11/03/15
Surveyed: RV	Date: 11/03/15
Checked: DH	Date: 11/03/15
Approved:	

Issue	Description	Date	Appd.
A	Original Issue	11/03/15	DH

Client
 YMCA


**128 LINK ROAD
 VICTORIA POINT**

**CONTOUR AND DETAIL
 SURVEY**

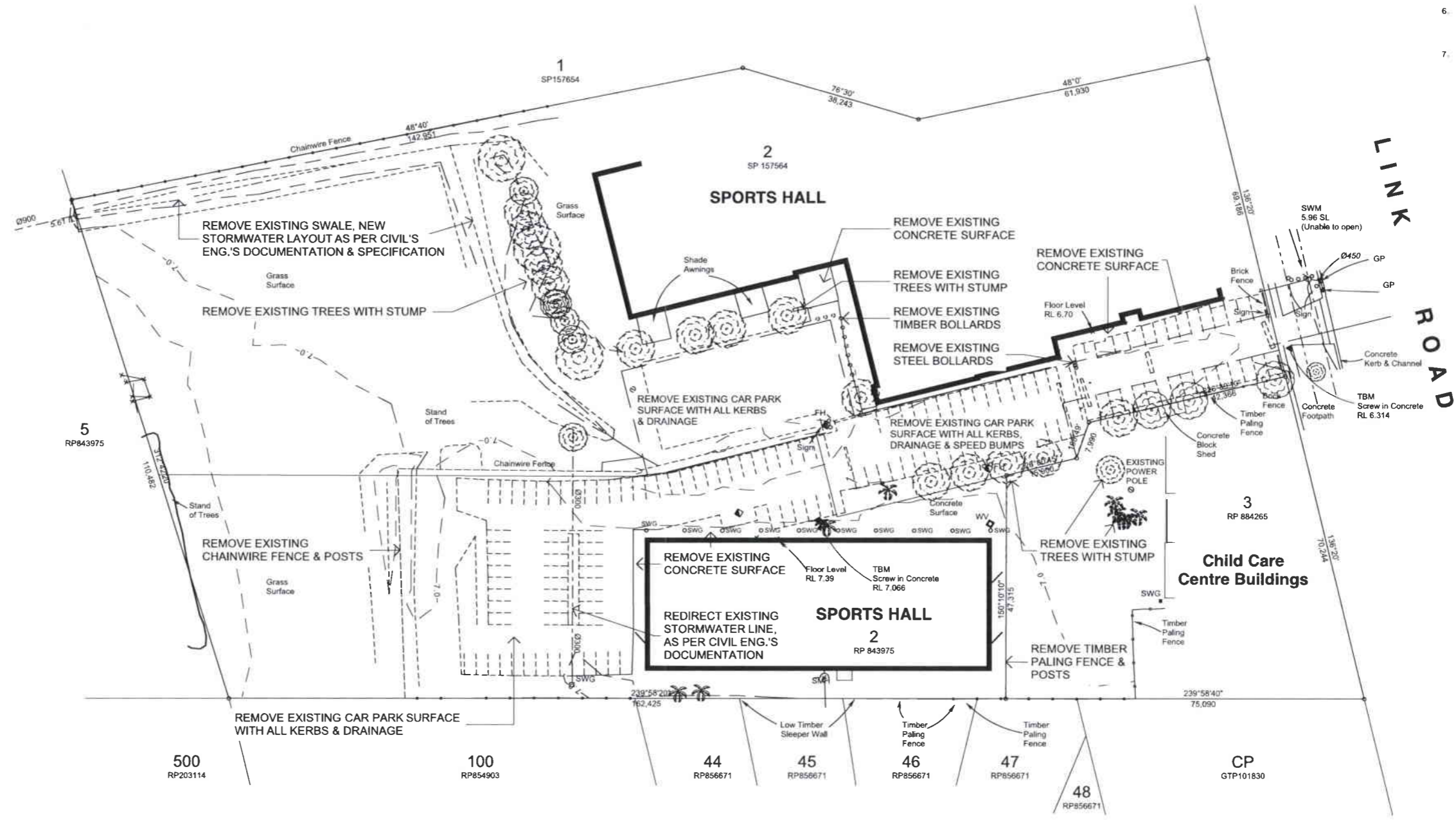
Drawing No	Issue	Original Size
S-8055-001	A	A3

Spot levels have been turned off. Refer to CAD drawing S-8055-001.dwg for spot levels.

Original detail information (shown in grey scale) has been supplied by Clem Jones Wright & Associates Pty Ltd dated 04/07/12. Jensen Bowers takes no responsibility for this original information.

DEMOLITION PLAN LEGEND
 - - - - - Indicates extent of main elements to be demolished & removed off site.
 Indicates elements to be demolished & removed off site.

- SITE DEMOLITION WORKS NOTES**
1. Refer to Civil Engineer's Drawings for extent of cut and fill.
 2. All demolition work to comply with AS2601-2001.
 3. Provide safe termination to services. Services required in Proposed Works to be temporarily disconnected and coordinated to allow for future reinstatement. Services not required in Proposed Works to be terminated and capped to extent to allow for proposed works. Redundant materials to be demolished.
 4. Provide temporary support to the existing structure where demolition/relocation has occurred.
 5. Execute demolition activities in a professional manner and make good for proposed works where possible.
 6. Builder is responsible to rectify any damage to existing to be retained or adjoining properties caused during demolition or construction process.
 7. All existing electrical services that are affected during construction process to be made safe in compliance with Australian Standards.



**PRELIMINARY
NOT FOR CONSTRUCTION**

Proposed Demolition Plan
 scale: 1:500 @ A1

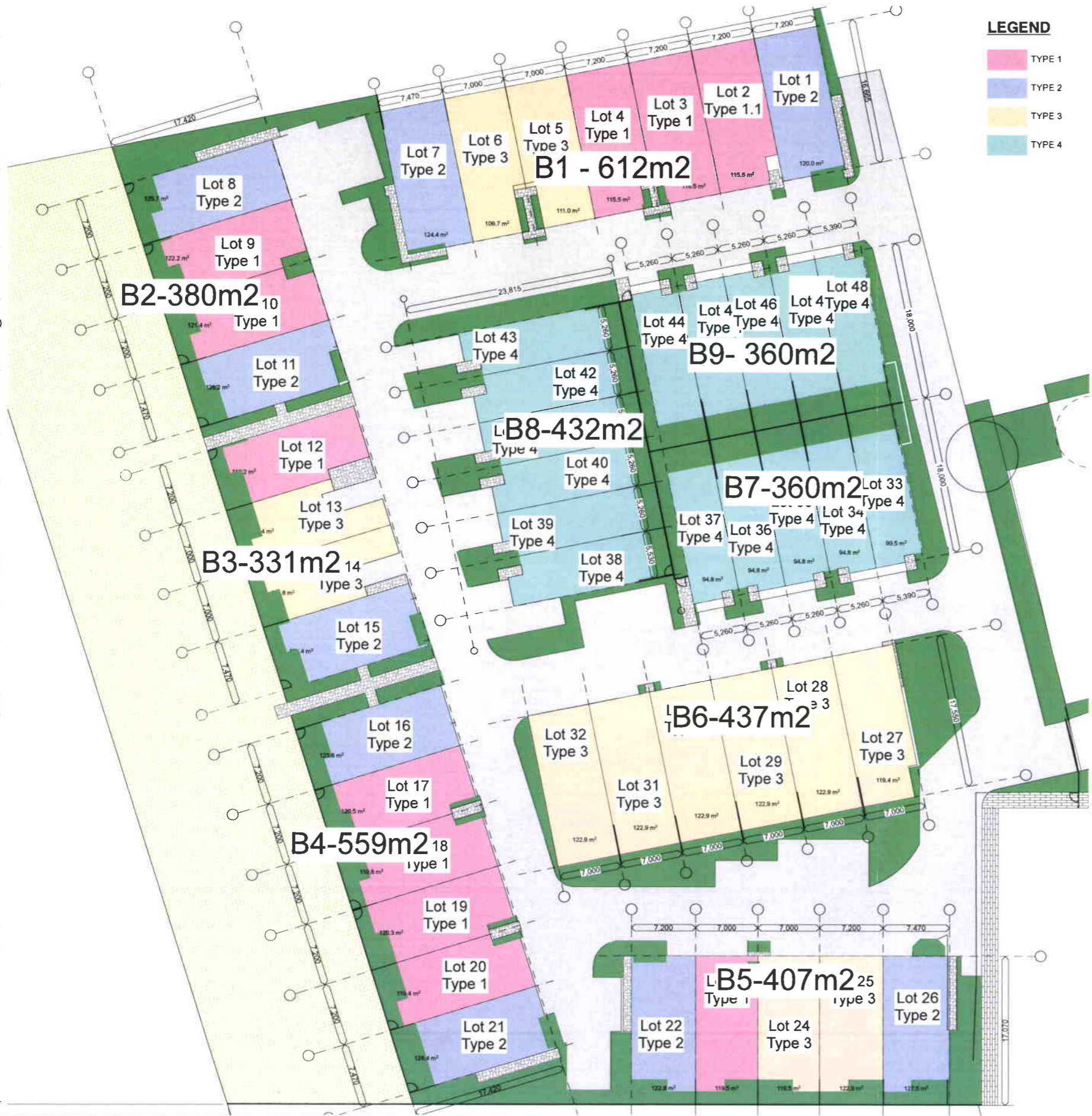


rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	CARPARK BUILDING FOOTPRINT, ACUSTIC & STORMWATER	28/04/15			
C	Update Carpark	22/05/15			

YMCA Townhouses
 128 Link Road Victoria Point QLD 4156
YMCA



DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.03** **C**



LEGEND

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4

LOT No.	LOT m ²	UNIT No.	TYPE	LEVEL S	BEDROOM No.	GFA m ² (Habitable & Wet Areas)	GFA m ² (car parking)	GFA m ² - Covered Decks ONLY	GFA m ² - Private Outdoor Space (incl. covered decks)	PARKING
BUILDING 1										
1	120	1	2	2	3 optional 4th or Family	131.3	18.5	9.8	43.1	1
2	115.5	2	1,1	2	3	122.3	34.9	9	38.6	2
3	115.5	3	1	2	3	122.3	34.9	9	38.6	2
4	115.5	4	1	2	3	122.3	34.9	9	38.6	2
5	111	5	3	2	3	110.3	18.4	9	37.7	1+ Carport
6	109.7	6	3	2	3	110.3	18.4	9	37.7	1+ Carport
7	124.4	7	2	2	3 optional 4th or Family	131.3	18.5	9.8	43.1	1
8	125.7	8	2	2	3 optional 4th or Family	131.3	18.5	9.8	30.9	1
9	122.2	9	1	2	3	122.3	34.9	9	30.3	2
10	121.4	10	1	2	3	122.3	34.9	9	30.3	2
11	126.2	11	2	2	3 optional 4th or Family	131.3	18.5	9.8	30.9	1
12	118.2	12	1	2	3	122.3	34.9	9	28.6	2
13	113.4	13	3	2	3	110.3	18.4	9	27.7	1+ Carport
14	114.8	14	3	2	3	110.3	18.4	9	27.7	1+ Carport
15	128.4	15	2	2	3 optional 4th or Family	131.3	18.5	9.8	28.9	1
16	123.8	16	2	2	3 optional 4th or Family	131.3	18.5	9.8	28.9	1
17	120.5	17	1	2	3	122.3	34.9	9	28.3	2
18	119.8	18	1	2	3	122.3	34.9	9	28.3	2
19	120.3	19	1	2	3	122.3	34.9	9	28.3	2
20	119.4	20	1	2	3	122.3	34.9	9	28.3	2
21	128.4	21	2	2	3 optional 4th or Family	131.3	18.5	9.8	28.9	1
22	122.9	22	2	2	3 optional 4th or Family	131.3	18.5	9.8	28	1
23	119.5	23	1	2	3	122.3	34.9	9	27.5	2
24	119.5	24	3	2	3	110.3	18.4	9	26.7	1+ Carport
25	122.9	25	3	2	3	110.3	18.4	9	26.7	1+ Carport
26	127.5	26	2	2	3 optional 4th or Family	131.3	18.5	9.8	28	1
27	122.9	27	3	2	3	110.3	18.4	9	30.3	1+ Carport
28	122.9	28	3	2	3	110.3	18.4	9	30.3	1+ Carport
29	122.9	29	3	2	3	110.3	18.4	9	30.3	1+ Carport
30	122.9	30	3	2	3	110.3	18.4	9	30.3	1+ Carport
31	122.9	31	3	2	3	110.3	18.4	9	30.3	1+ Carport
32	122.9	32	3	2	3	110.3	18.4	9	30.3	1+ Carport
33	99.5	33	4	2	3	109.2	17.4	9	23.4	1
34	94.8	34	4	3	3	109.2	17.4	9	23.4	1
35	94.8	35	4	2	3	109.2	17.4	9	23.4	1
36	94.8	36	4	2	3	109.2	17.4	9	23.4	1
37	94.8	37	4	2	3	109.2	17.4	9	23.4	1
38	131.7	38	4	2	3	108.2	18.4	9	26.3	1+ Carport
39	125.3	39	4	2	3	108.2	18.4	9	26.3	1+ Carport
40	125.3	40	4	2	3	108.2	18.4	9	26.3	1+ Carport
41	125.3	41	4	2	3	108.2	18.4	9	26.3	1+ Carport
42	125.3	42	4	2	3	108.2	18.4	9	26.3	1+ Carport
43	125.3	43	4	2	3	108.2	18.4	9	26.3	1+ Carport
44	94.7	44	4	2	3	109.2	17.4	9	23.4	1
45	94.7	45	4	3	3	109.2	17.4	9	23.4	1
46	94.7	46	4	2	3	109.2	17.4	9	23.4	1
47	94.7	47	4	2	3	109.2	17.4	9	23.4	1
48	99.5	48	4	2	3	109.2	17.4	9	23.4	1
TOTAL	5580					5591.8	1055.6	439.2	1394.2	

BUILDING 1 - 612M2
 BUILDING 2 - 380M2
 BUILDING 3 - 331M2
 BUILDING 4 - 559M2
 BUILDING 5 - 407M2
 BUILDING 6 - 437M2
 BUILDING 7 - 360M2
 BUILDING 8 - 432M2
 TOTAL GROUND FLOOR BUILDING AREA 3518M2

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Site Plan - Lots No.s, Unit Types & House No.s
 scale: 1:100 @ A1

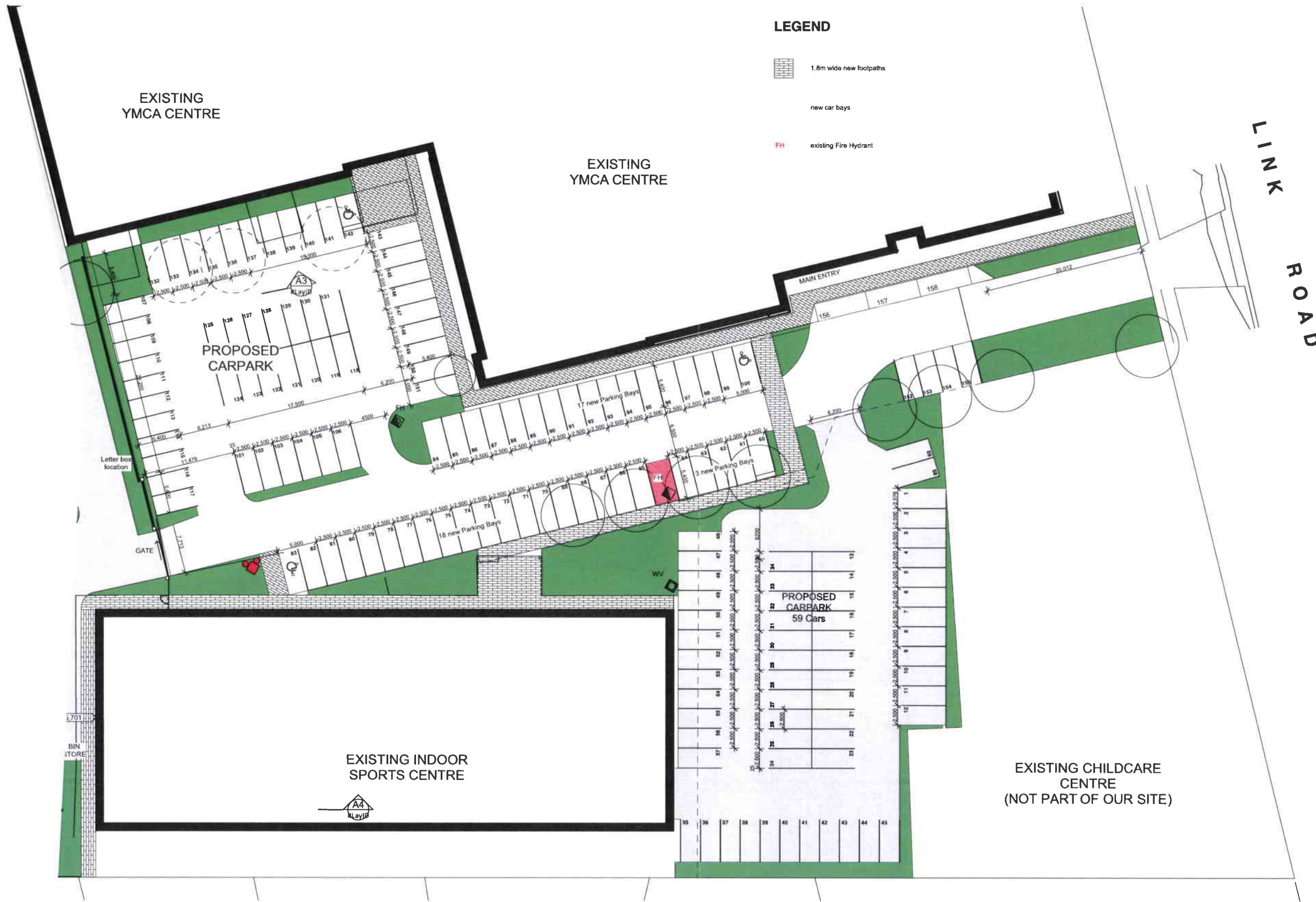


rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	GRABBLE, BUILDING FOOTPRINT, ACQUISITION & STORMWATER	28/04/15			
C	Update Carpark	22/05/15			
D	Add Ground Floor GFA	25.06.15			

YMCA Townhouses
 128 Link Road Victoria Point QLD 4156
 YMCA



DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.04**



LEGEND

-  1.8m wide new footpaths
-  new car bays
-  existing Fire Hydrant

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Site Plan - Parking & Footpaths
scale: 1:250 @ A1



rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	CARPARK BUILDINGS FOOTPRINT ACOUSTIC & STORMWATER	28/04/15			
C	Update Carpark	22/05/15			
D	Add 2 x extra carparks	02/06/15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA



DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-02.05** **D**



PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Site Plan - Buildings
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	CARPARK, BUILDINGS FOOTPRINT, ACOUSTIC & STORMWATER	28/04/15			

YMCA Townhouses
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DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.06** **C**

- RW28-32 (6.38 Laminate glass QLON Seals)
- RW34-36 (10.76 Laminate glass QLON Seals)



**PRELIMINARY
NOT FOR CONSTRUCTION**

Proposed Site Plan - Unit Types
scale:



rev.	description	date	rev.	description	date
A	CONSULTANT ISSUE	17/03/15			
B	CARPARK, BUILDING FOOTPRINT, ACUSTIC & STORMWATER	28/04/15			
C	Update Carpark	22/05/15			

YMCA Townhouses
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YMCA



DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-02.07** **C**

- RW28-32 (6.38 Laminate glass QLON Seals)
- RW34-36 (10.76 Laminate glass QLON Seals)



**PRELIMINARY
NOT FOR CONSTRUCTION**

Proposed Site Plan - First Floor
scale:

First Floor
SCALE 1:250 @ A1



rev.	description	date	rev.	description	date
D	Update Carpark	22/05/15			
C	CARPARK, BUILDING FOOTPRINT, ACOUSTIC & STORMWATER	28/04/15			
B	ACOUSTIC OVERLAY	10.04/15			
A	CONSULTANT ISSUE	27/03/15			

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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-02.08** **D**



**PRELIMINARY
NOT FOR CONSTRUCTION**

Roof Plans

scale:

Roof Plan
1:250



rev.	description	date	rev.	description	date
B	Update Carpark	22/05/15			
A	CARPARK, BUILDING FOOTPRINT, ACOUSTIC & STORMWATER	26/04/15			

YMCA Townhouses
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DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **SD-02.09** **B**



Lot Layout
SCALE 1:500 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Subdivision

scale:

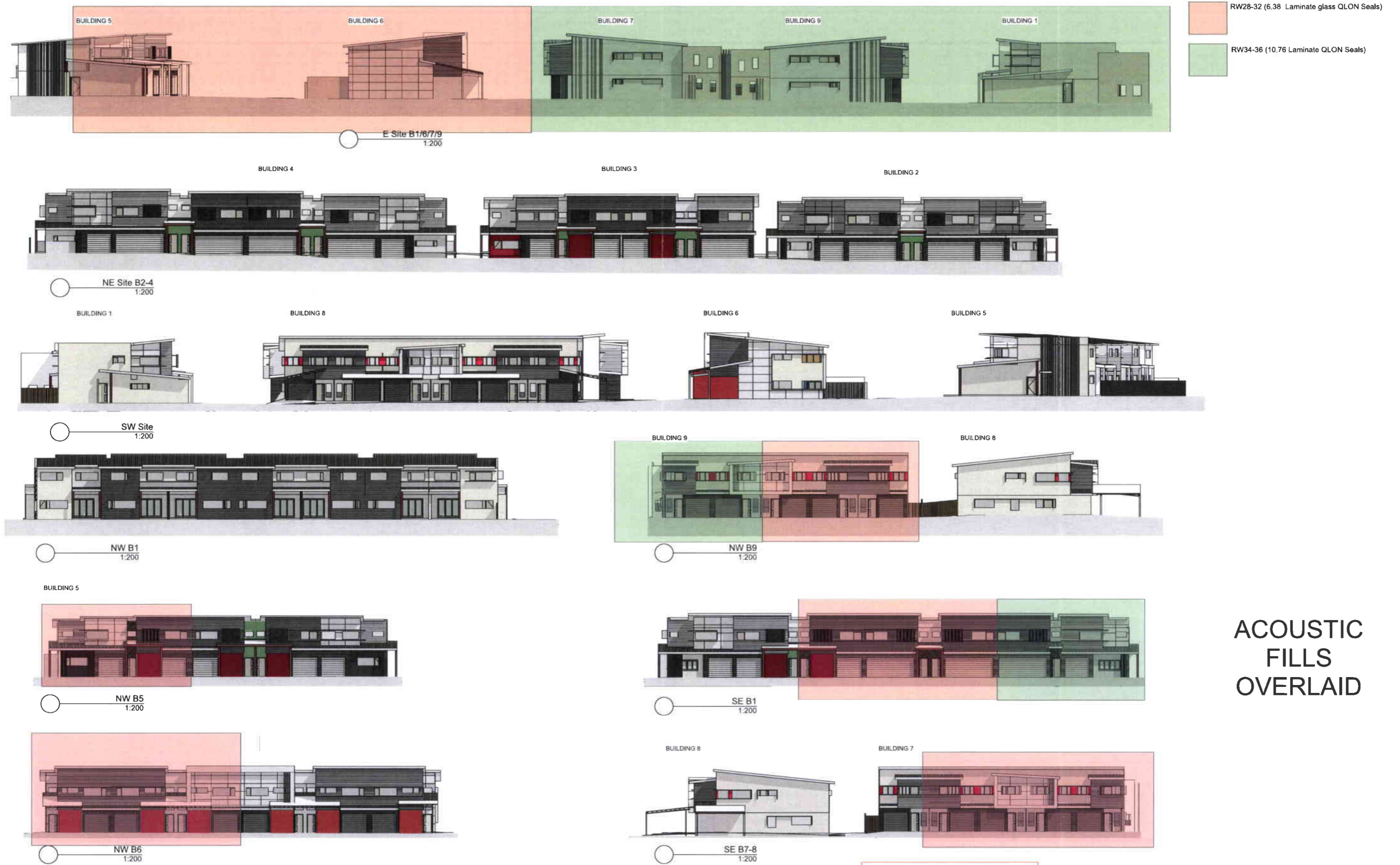


rev.	description	date	rev.	description	date
C	Boundary Alignment	11/06/15			
B	Boundary Alignment	11/06/15			

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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-02.10** **C**



**ACOUSTIC
FILLS
OVERLAID**

**PRELIMINARY
NOT FOR CONSTRUCTION**

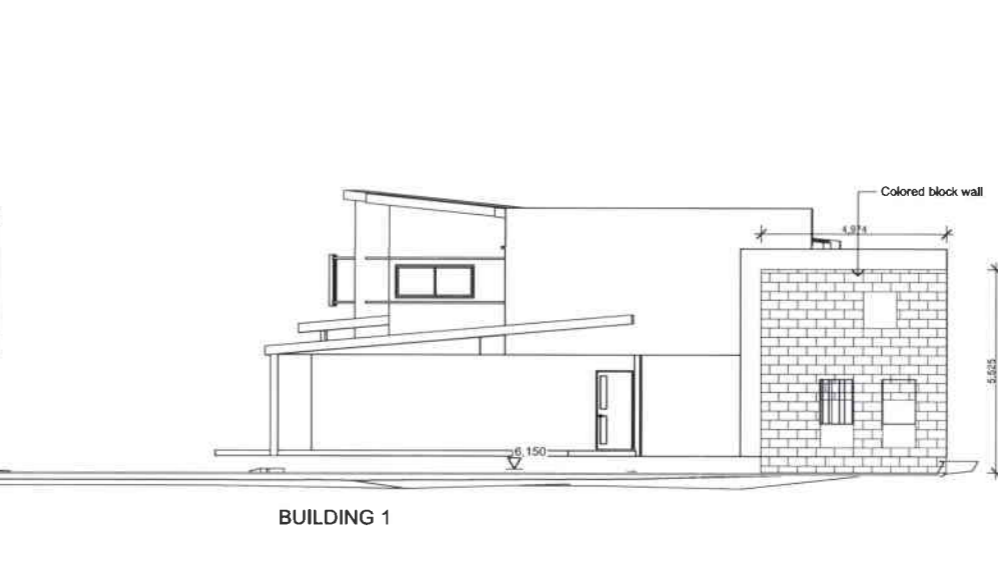
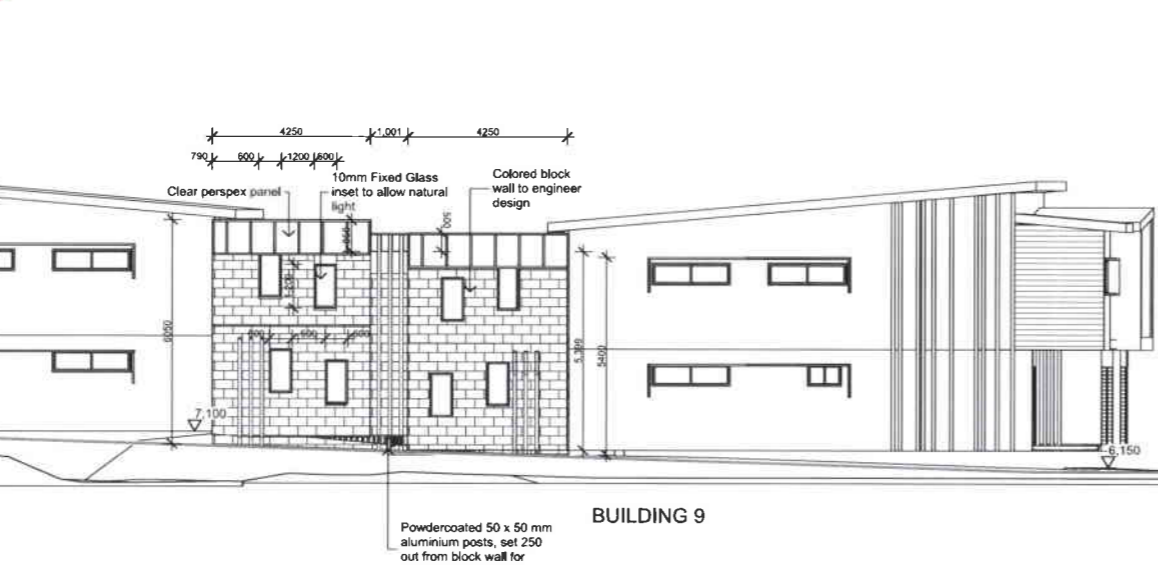
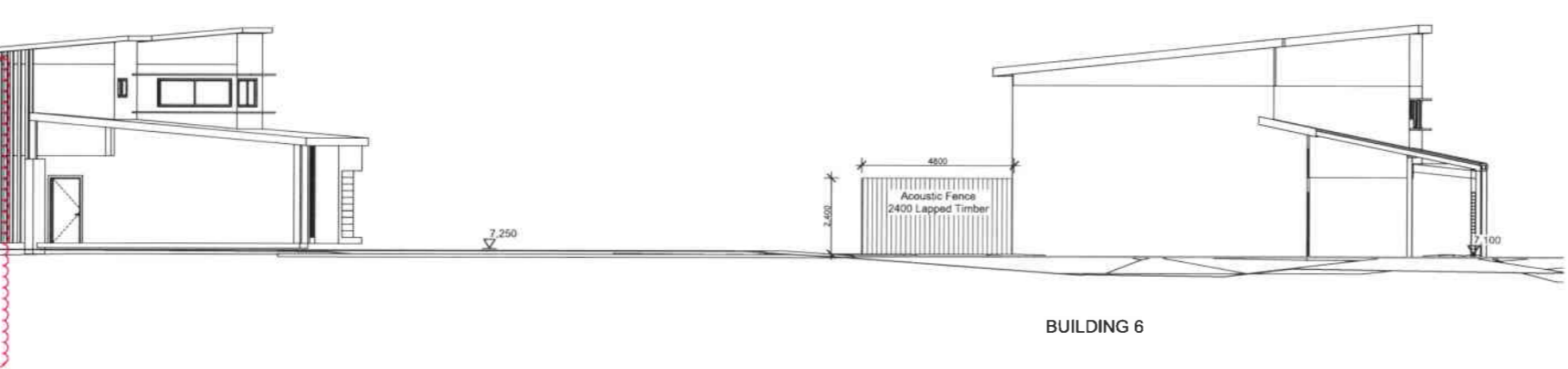
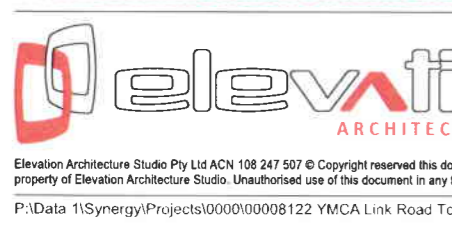
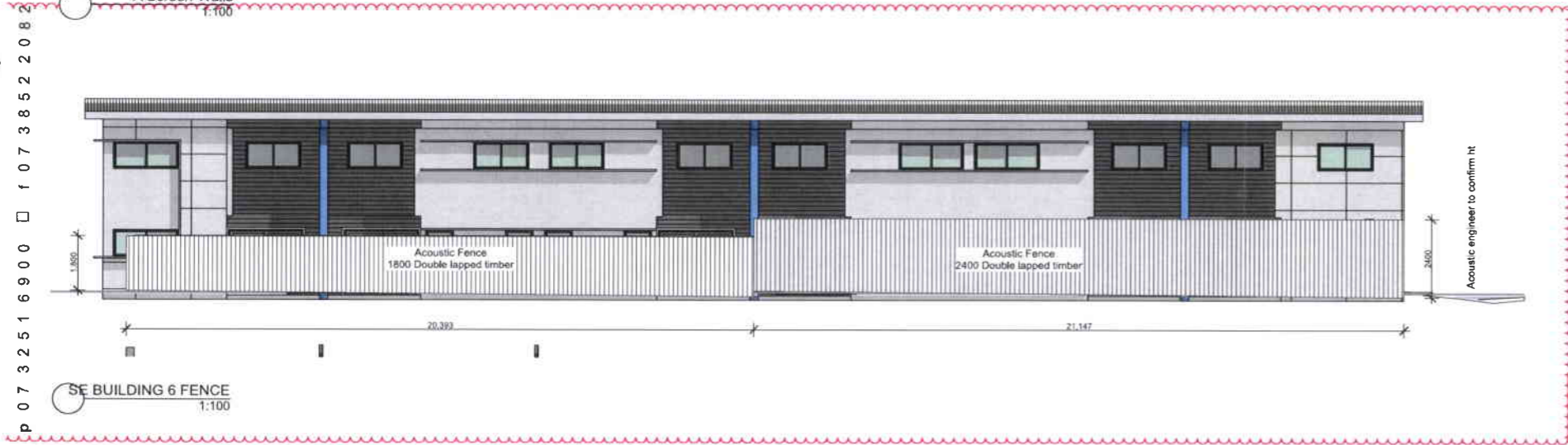
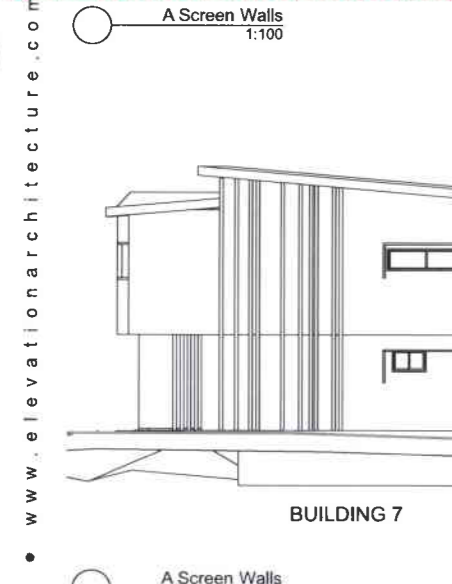
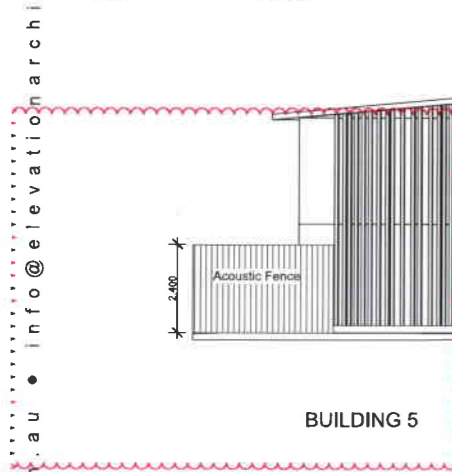
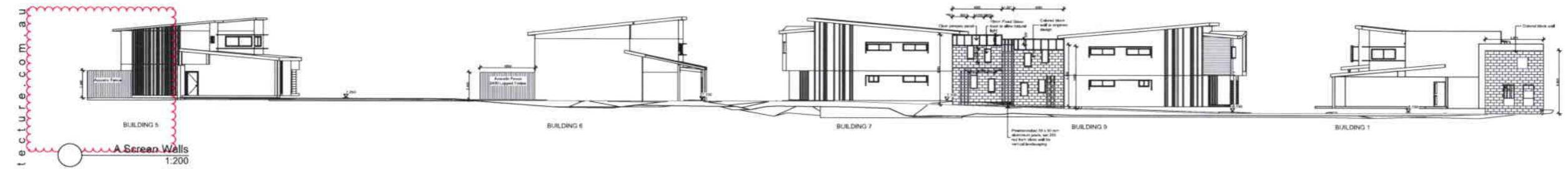
Proposed Street Elevations (1 of)
scale:



rev.	description	date	rev.	description	date
D	Update Ceilings	22/05/15			
C	Update Elevations	28/04/15			
B	ACOUSTIC FILLS	10/04/15			
A	CONSULTANT ISSUE	17/02/15			

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YMCA

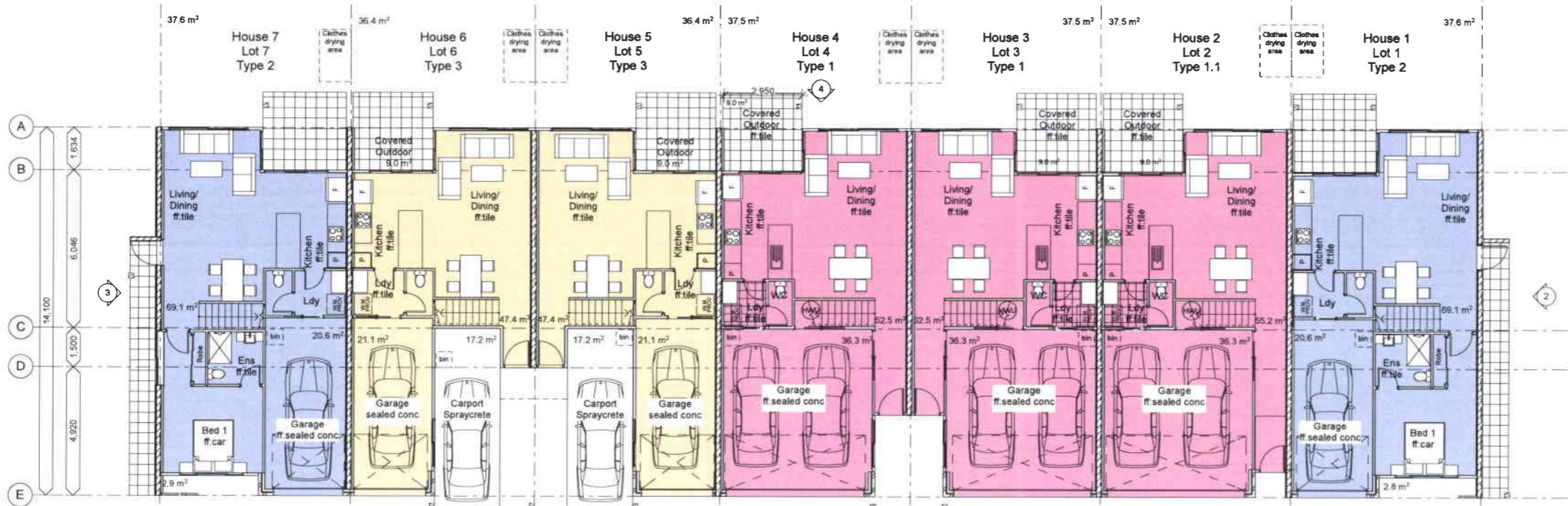
DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-04.01** **D**



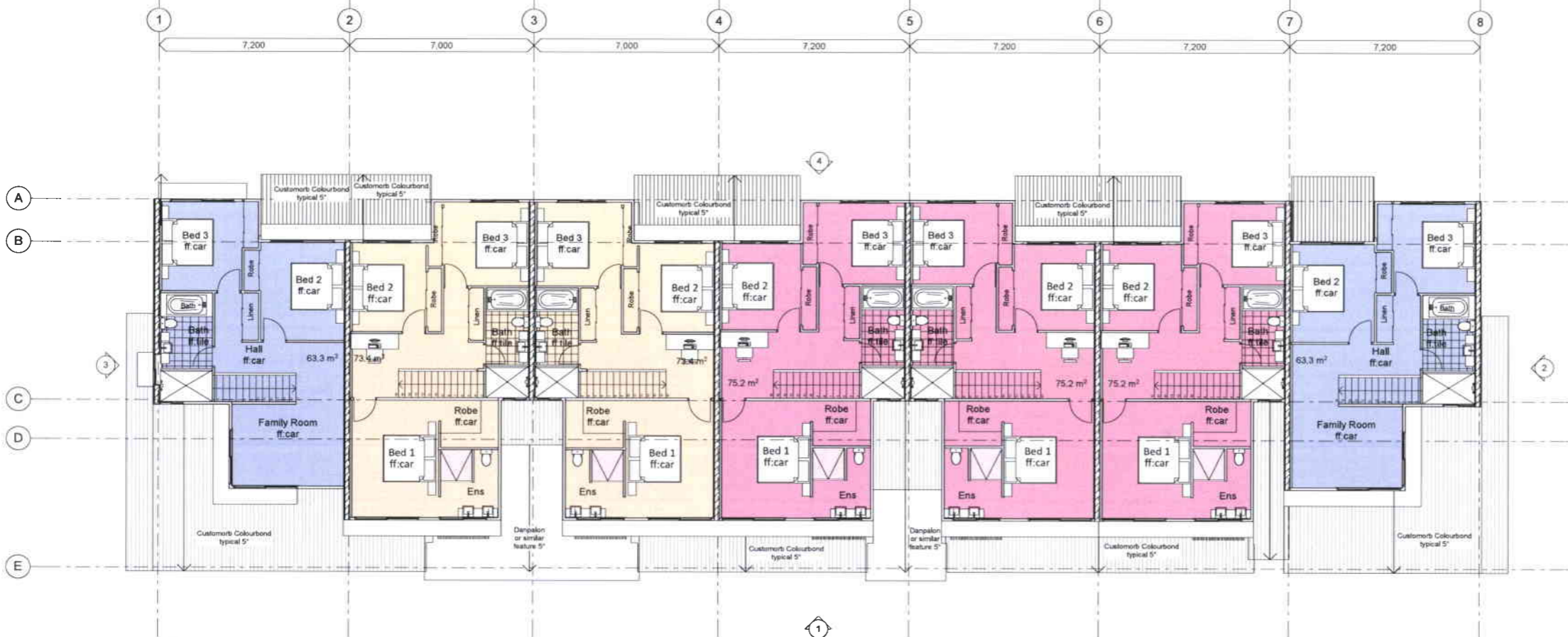
**PRELIMINARY
NOT FOR CONSTRUCTION**

Acoustic Fence
scale:

rev.	description	date	rev.	description	date
B	Update Carpark	22/05/15			
A	Update Acoustic Fence	22/04/15			



1 Proposed Floor Plan - Ground
SCALE 1:100 @ A1



2 Proposed Floor Plan - First Floor
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Floor Plans - Building 1

scale: 1:100 @ A1

Building 1	
2 x Type 1	
Ground Floor:	52.5m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	164m ²
Private Outdoor space including covered outdoor:	37.5m ²

1 x Type 1.1	
Ground Floor:	55.2m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	166.7m ²
Private Outdoor space including covered outdoor:	37.5m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.3m ²
Single Garage:	20.6m ²
Subtotal:	153m ²
Private Outdoor space including covered outdoor:	37.6m ²

2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.4m ²
Single Garage:	21.1m ²
Subtotal:	141.9m ²
Covered Carport:	17.2m ²
Private Outdoor space including covered outdoor:	36.4m ²



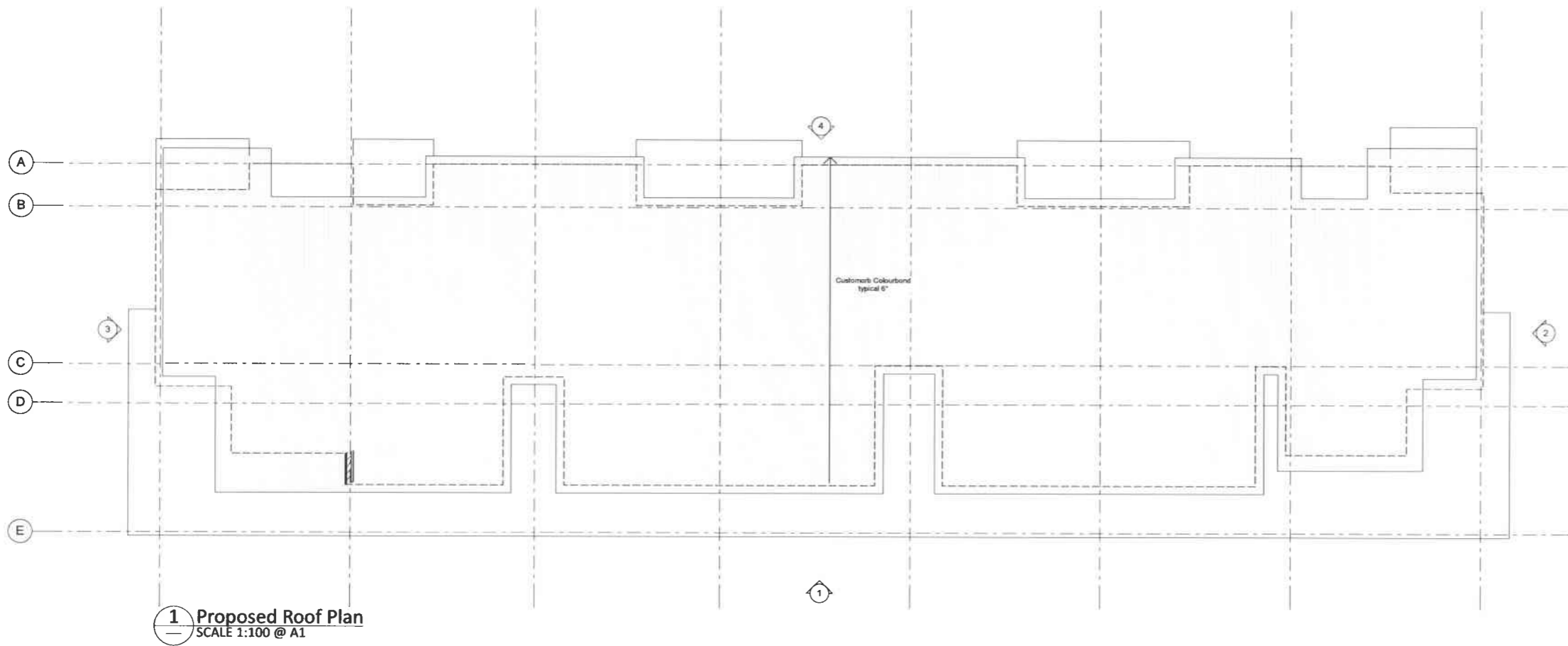
rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156

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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-B1 04.01 D**



Building 1	
2 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	164.1m ²
Private Outdoor space including covered outdoor:	37.5m ²

1 x Type 1.1	
Ground Floor:	55.2m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	166.7m ²
Private Outdoor space including covered outdoor:	37.5m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.3m ²
Single Garage:	20.6m ²
Subtotal:	153.4m ²
Private Outdoor space including covered outdoor:	37.6m ²

2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.8m ²
Single Garage:	21.1m ²
Subtotal:	142.1m ²
Covered Carport:	17.2m ²
Private Outdoor space including covered outdoor:	36.4m ²

1 Proposed Roof Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 1
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

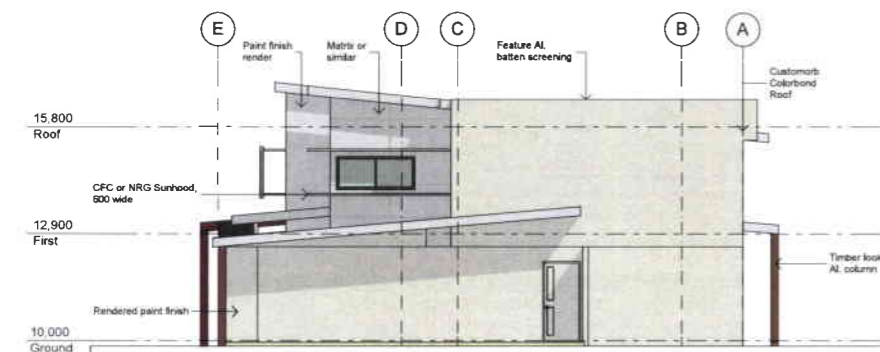
YMCA Townhouses
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YMCA

DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-B1 04.02 C**

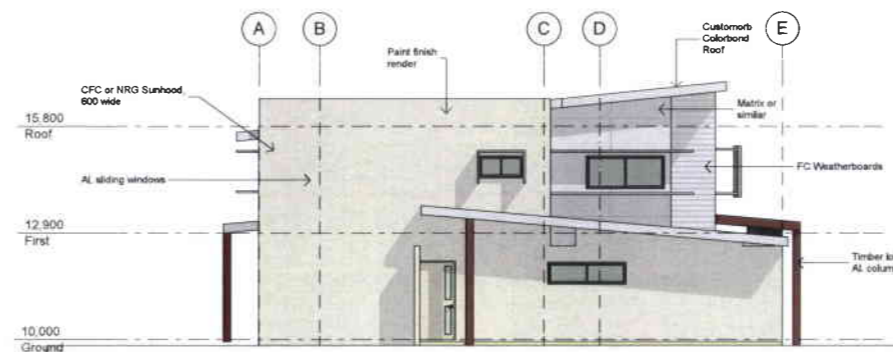
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1 Front Elevation
SCALE 1:100 @ A1



2 Side Elevation
SCALE 1:100 @ A1



3 Side Elevation
SCALE 1:100 @ A1



4 Back Elevation
SCALE 1:100 @ A1

Building 1	
2 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	164.1m ²
Private Outdoor space including covered outdoor:	37.5m ²

1 x Type 1.1	
Ground Floor:	55.2m ²
First Floor:	75.2m ²
Double Garage:	36.3m ²
Subtotal:	166.7m ²
Private Outdoor space including covered outdoor:	37.5m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.3m ²
Single Garage:	20.6m ²
Subtotal:	153.4m ²
Private Outdoor space including covered outdoor:	37.6m ²

2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.8m ²
Single Garage:	21.1m ²
Subtotal:	142.1m ²
Covered Carport:	17.2m ²
Private Outdoor space including covered outdoor:	36.4m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 1

scale: 1:100 @ A1

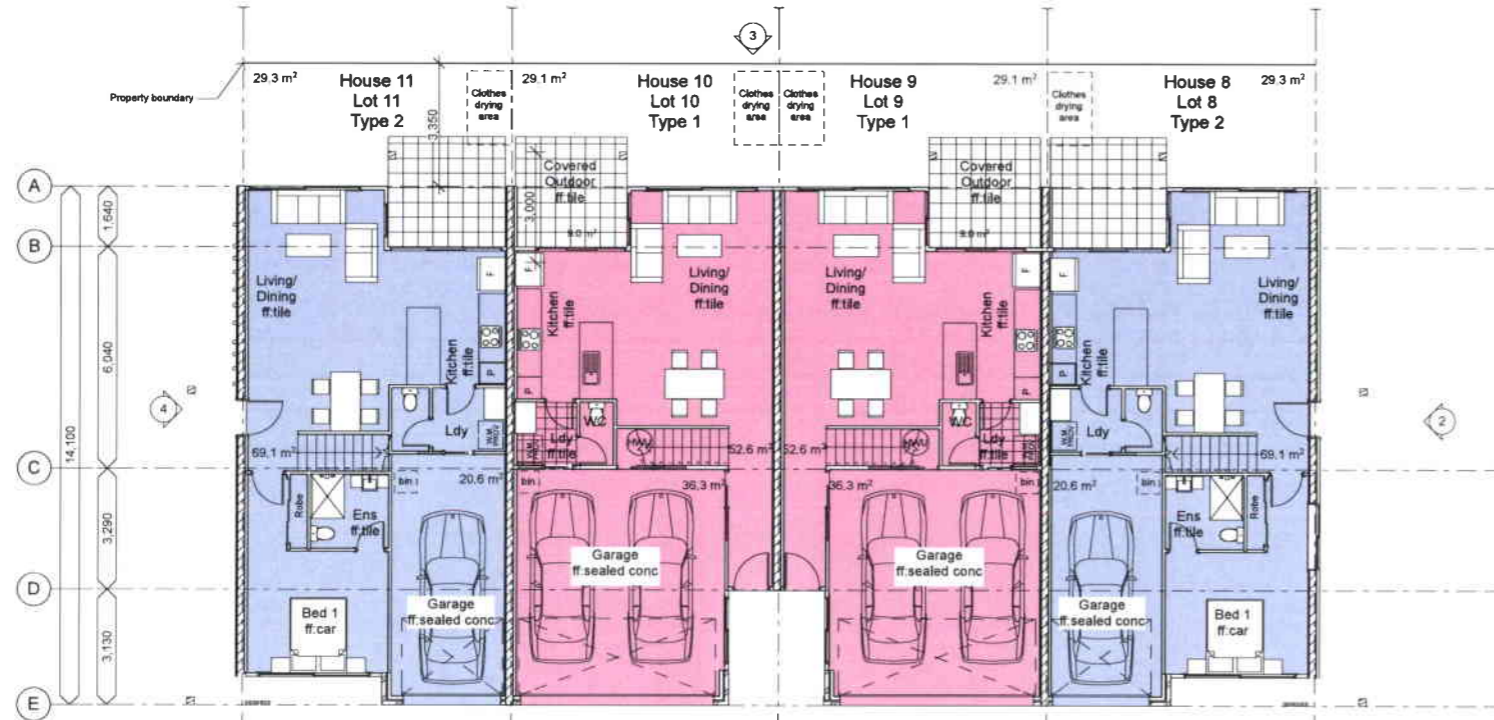


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A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

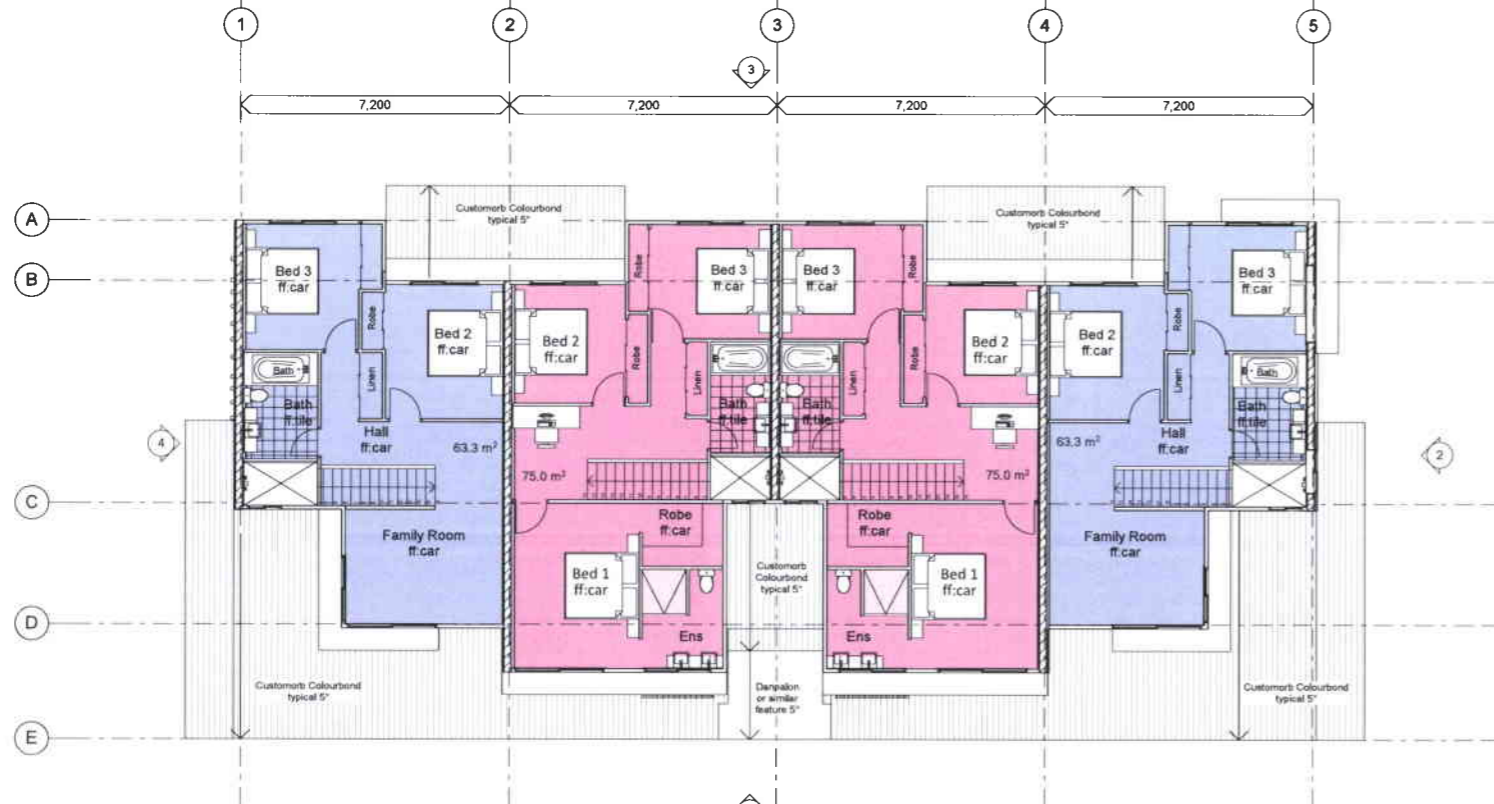
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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-B1 09.01 C**



1 Floor Plan - Ground
SCALE 1:100 @ A1



2 Floor Plan - First Floor
SCALE 1:100 @ A1

Building 2	
2 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.0m ²
Double Garage:	36.3m ²
Subtotal:	163.9m ²
Private Outdoor space including covered outdoor:	29.1m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.3m ²
Single Garage:	20.6m ²
Subtotal:	153m ²
Private Outdoor space including covered outdoor:	29.3m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Floor Plans - Building 2

scale: 1:100 @ A1



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rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			

YMCA Townhouses
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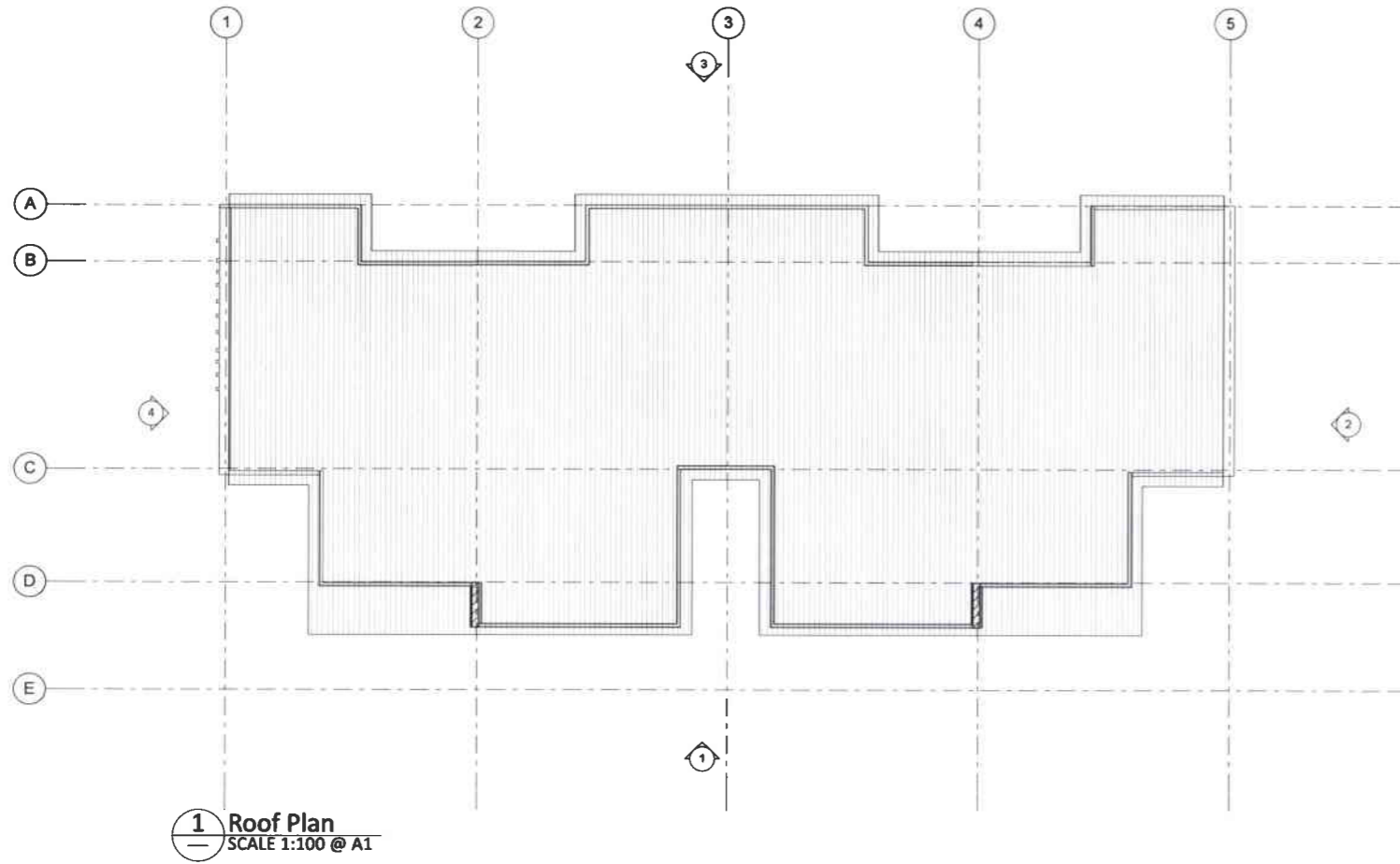
DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122

architect: SC

drawn: PM, RP

DA-B2.04.01 D



Building 2	
2 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.0m ²
Double Garage:	36.3m ²
Subtotal:	163.9m ²
Private Outdoor space including covered outdoor:	29.1m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.3m ²
Single Garage:	20.6m ²
Subtotal:	153.3m ²
Private Outdoor space including covered outdoor:	29.3m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 2

scale: 1:100 @ A1

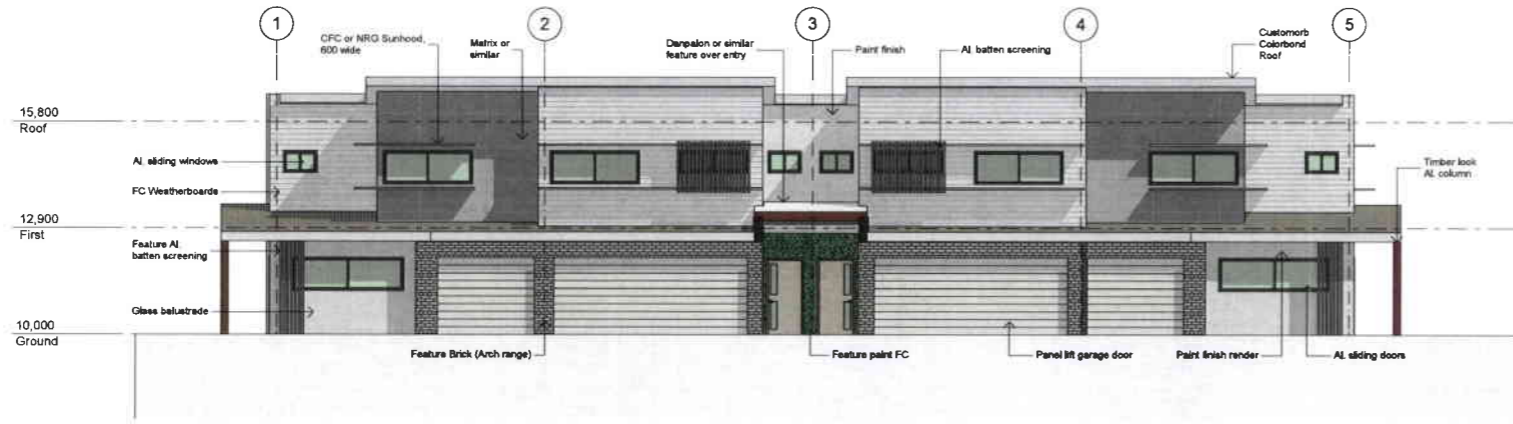


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A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

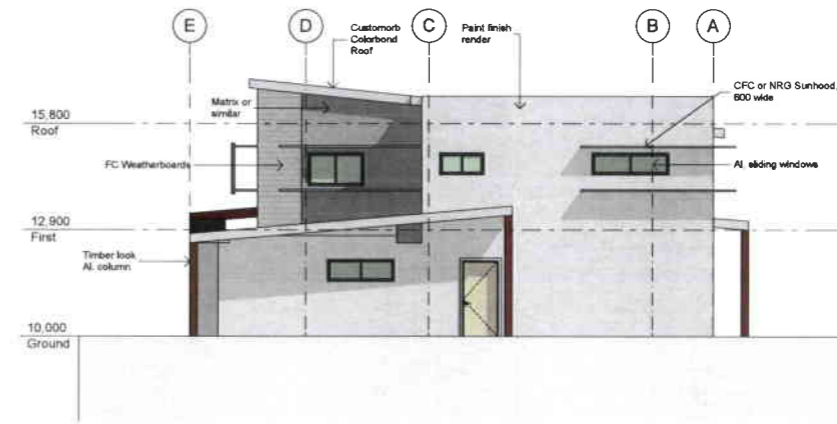
YMCA Townhouses
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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
 architect: SC
 drawn: PM, RP **DA-B2 04.02 C**



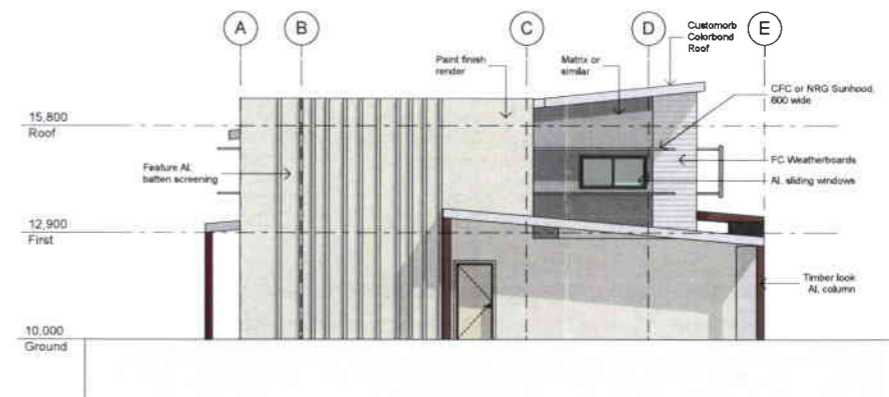
1 Front Elevation
SCALE 1:100 @ A1



2 Side Elevation
SCALE 1:100 @ A1



3 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 2

scale: 1:100 @ A1

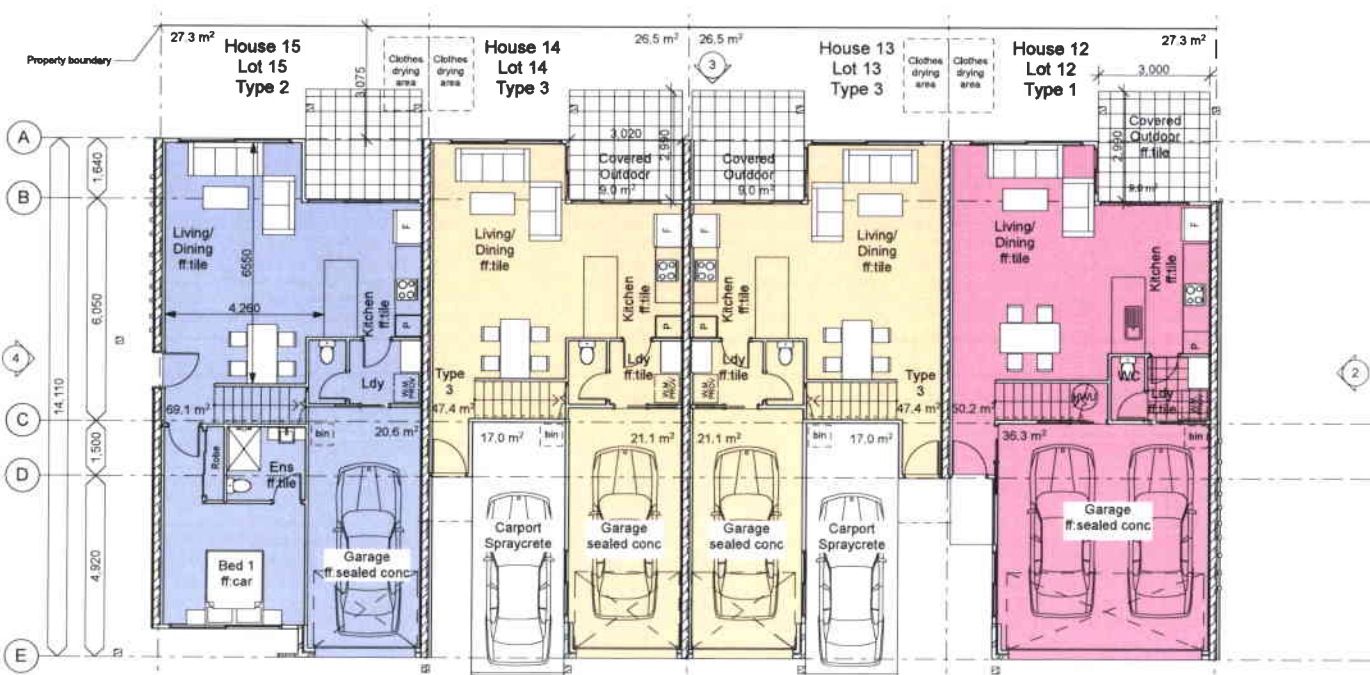


rev.	description	date	rev. description	date
A	Approval	17/03/15		
B	Approval	21/04/15		
C	Floor plan changes, client request	24/04/15		

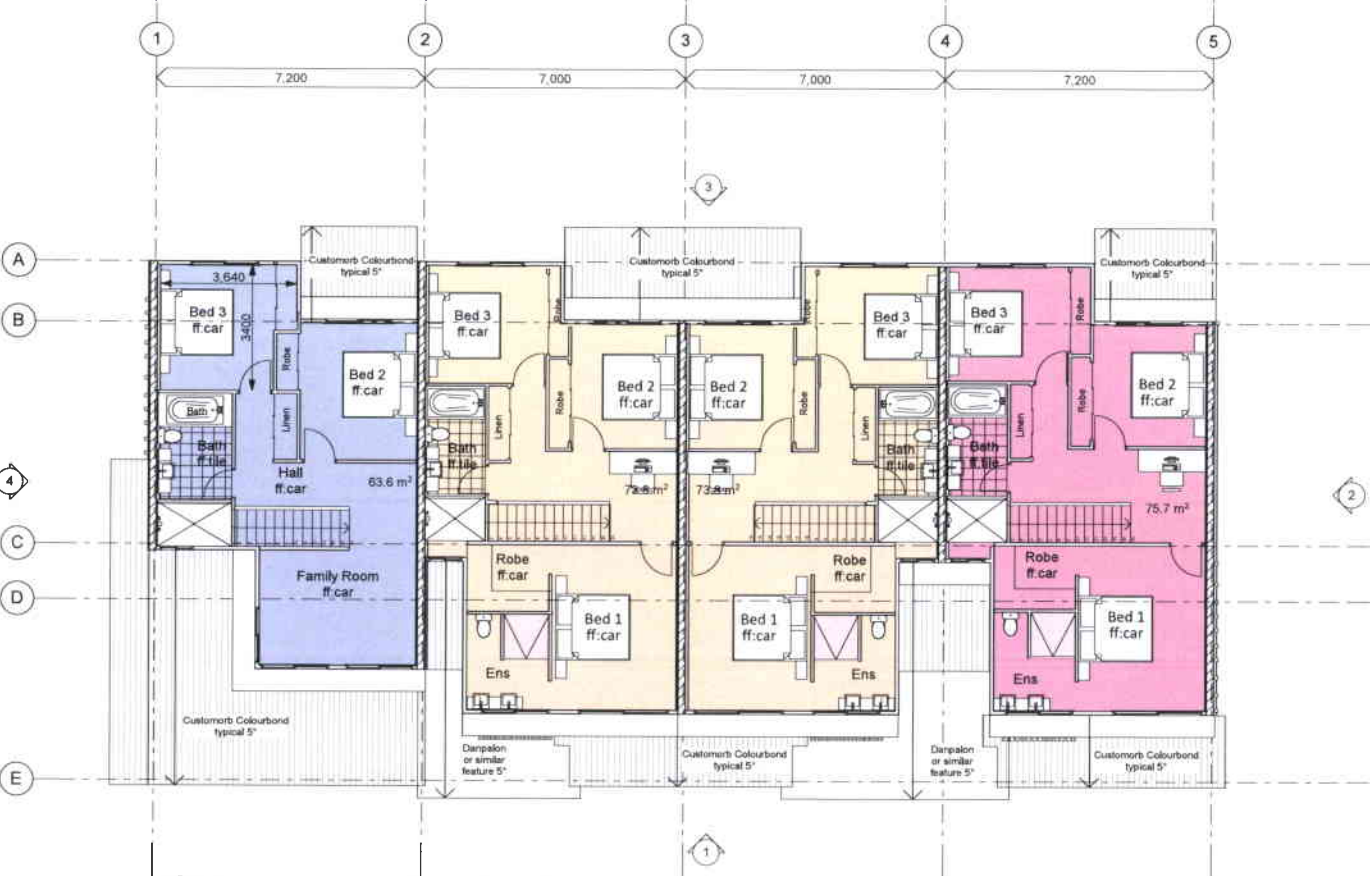
YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: PM, RP **DA-B2 09.02 C**



1 Proposed Floor Plan - Ground
SCALE 1:100 @ A1



2 Proposed Floor Plan - First Floor
SCALE 1:100 @ A1

Building 3	
1 x Type 1	
Ground Floor:	50.2m ²
First Floor:	75.7m ²
Double Garage:	36.3m ²
Subtotal	162.2m ²
Private Outdoor space including covered outdoor:	27.3m ²
1 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.6m ²
Single Garage:	20.6m ²
Subtotal	153.3m ²
Private Outdoor space including covered outdoor:	27.3m ²
2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.8m ²
Single Garage:	21.1m ²
Subtotal	142.3m ²
Covered Carport:	17.0m ²
Private Outdoor space including covered outdoor:	26.5m ²

PRELIMINARY
NOT FOR CONSTRUCTION

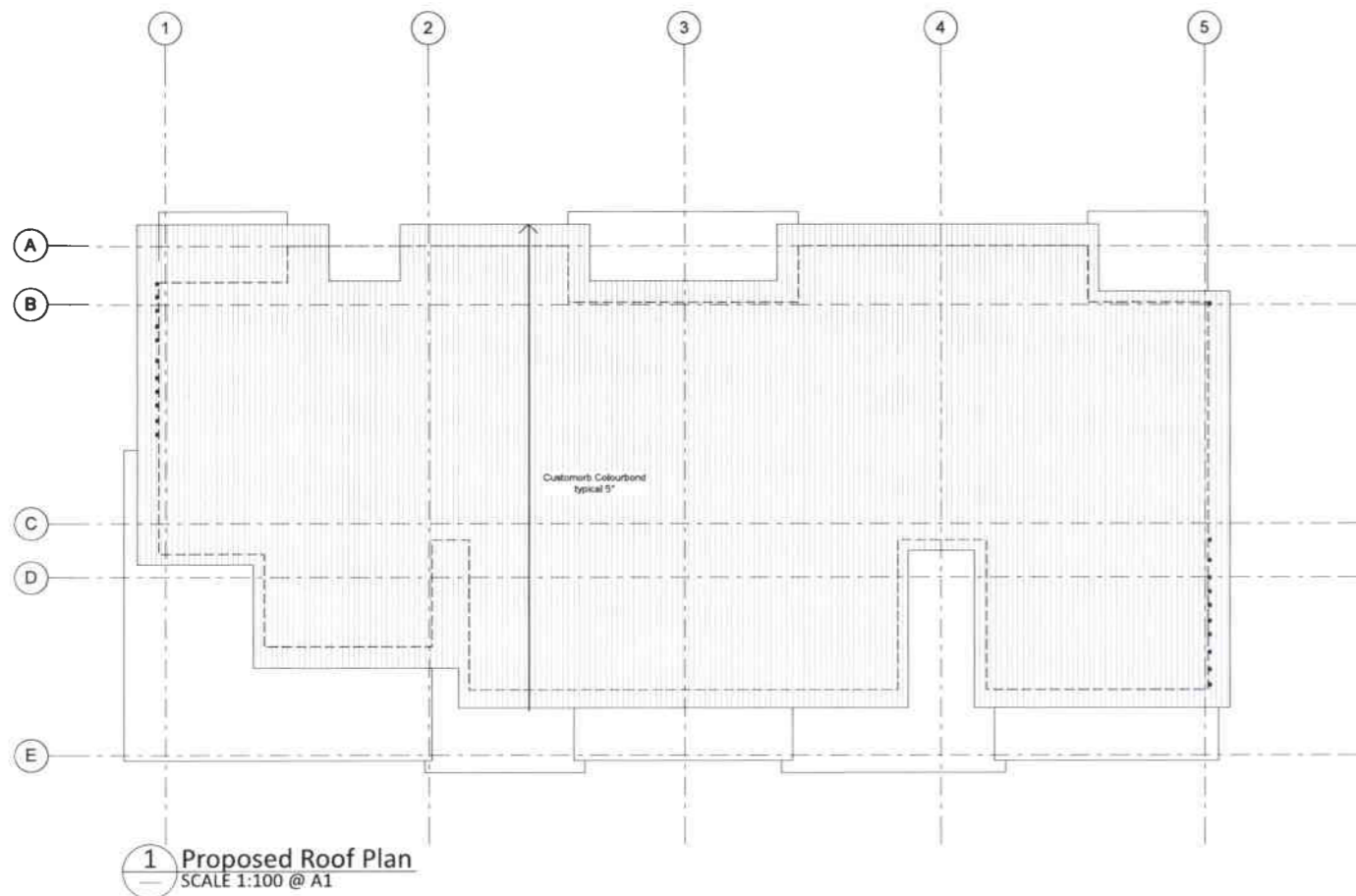
Proposed Floor Plans - Building 3
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			

YMCA Townhouses
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???

DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B3 04.01 D**



Building 3	
1 x Type 1	
Ground Floor:	50.2m ²
First Floor:	75.7m ²
Double Garage:	36.3m ²
Subtotal:	162.2m ²
Private Outdoor space including covered outdoor:	27.3m ²

1 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.6 ²
Single Garage:	20.6m ²
Subtotal:	153.3m ²
Private Outdoor space including covered outdoor:	27.3m ²

2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.8m ²
Single Garage:	21.1m ²
Subtotal:	142.3m ²
Covered Carport:	17.0m ²
Private Outdoor space including covered outdoor:	26.5m ²

1 Proposed Roof Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 3
scale: 1:100 @ A1



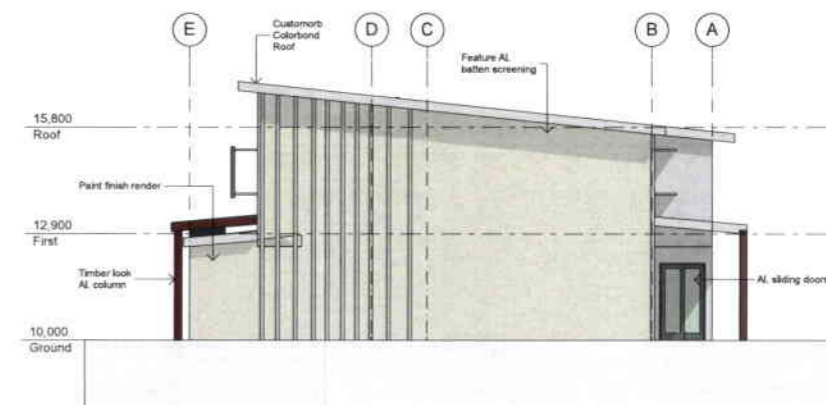
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A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

YMCA Townhouses
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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B3 04.02 C**



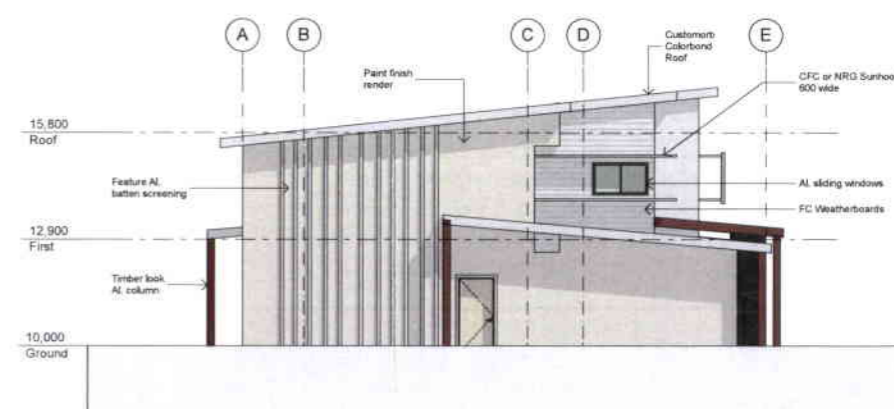
1 Front Elevation
SCALE 1:100 @ A1



2 Side Elevation
SCALE 1:100 @ A1



3 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

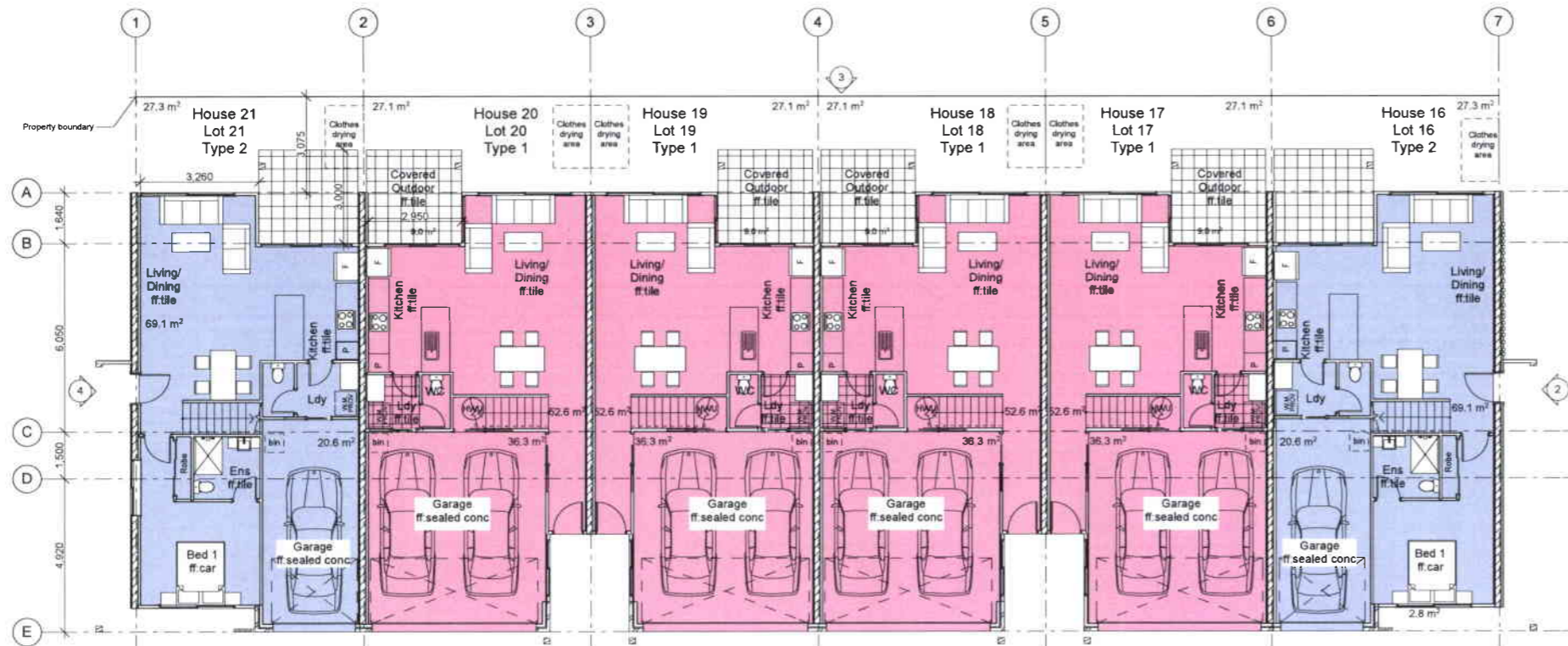
Proposed Elevations - Building 3
scale: 1:100 @ A1



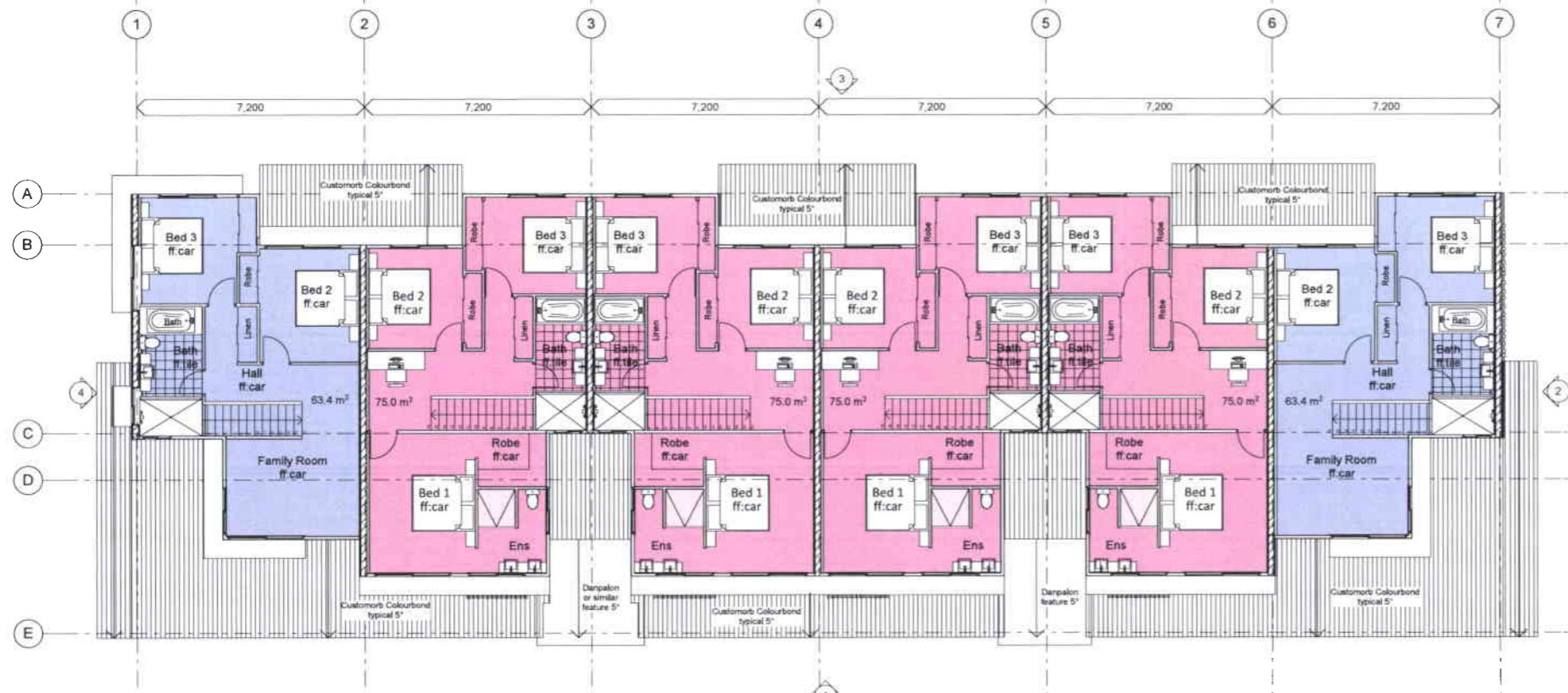
rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B3 09.01 C**



1 Proposed Floor Plan - Ground
SCALE 1:100 @ A1



2 Proposed Floor Plan - First Floor
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

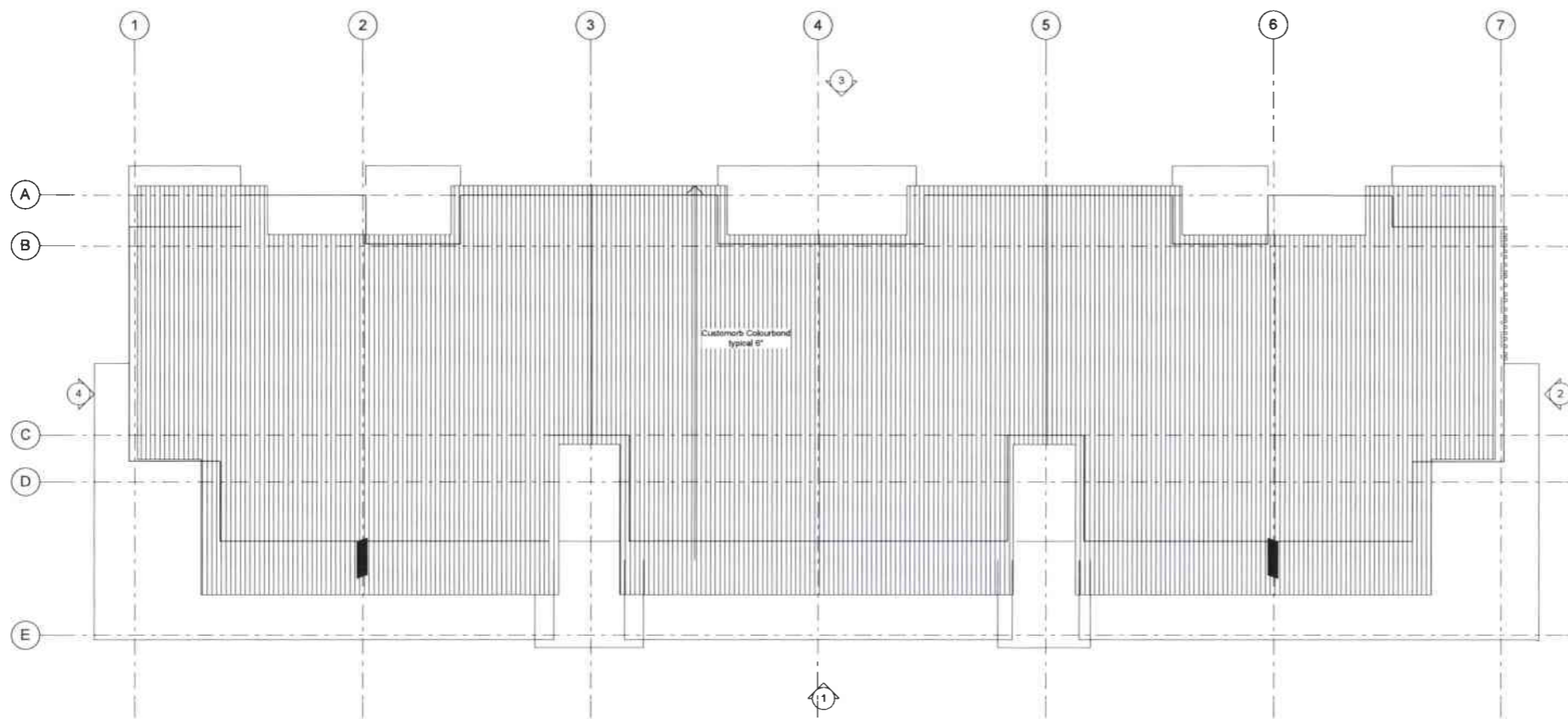
Proposed Floor Plans - Building 4

scale: 1:100 @ A1

Building 4	
4 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.0m ²
Double Garage:	36.3m ²
Subtotal:	163.9m ²
Private Outdoor space including covered outdoor:	27.1m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.4m ²
Single Garage:	20.6m ²
Subtotal:	153.1m ²
Private Outdoor space including covered outdoor:	27.3m ²

rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	24/03/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			



1 Proposed Roof Plan
SCALE 1:100 @ A1

Building 4	
4 x Type 1	
Ground Floor:	52.6m ²
First Floor:	75.0m ²
Double Garage:	36.3m ²
Subtotal:	163.9m ²
Private Outdoor space including covered outdoor:	27.1m ²

2 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.4m ²
Single Garage:	20.6m ²
Subtotal:	153.1m ²
Private Outdoor space including covered outdoor:	27.3m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 4

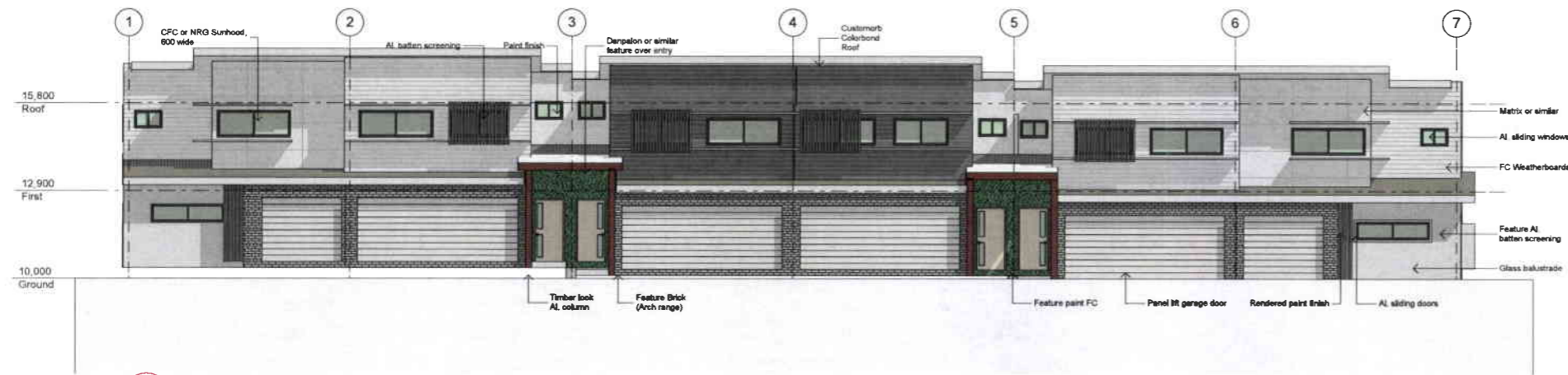
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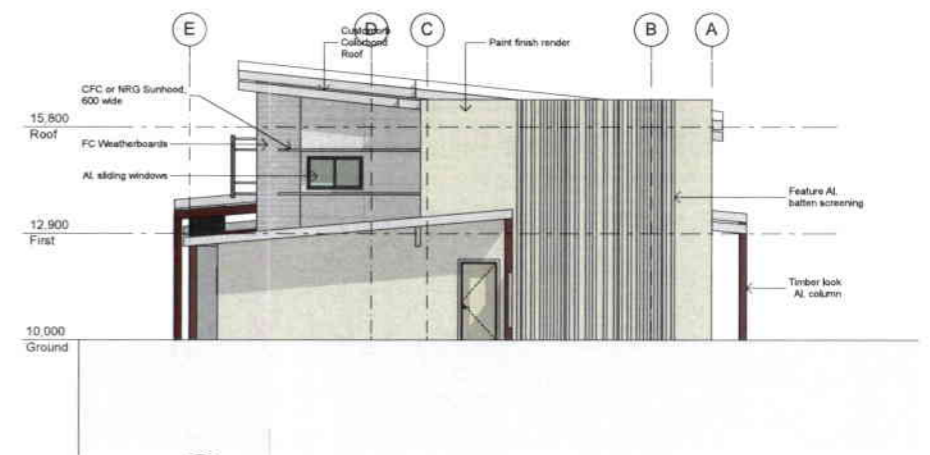
rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/03/15			
C	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B4 04.02 C**



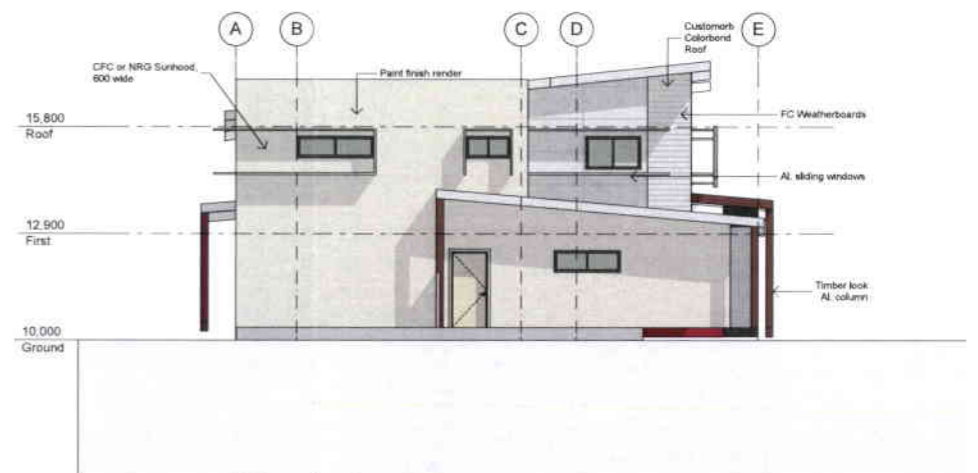
1 Front Elevation
SCALE 1:100 @ A1



2 Side Elevation
SCALE 1:100 @ A1



3 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - building 4

scale: 1:100 @ A1

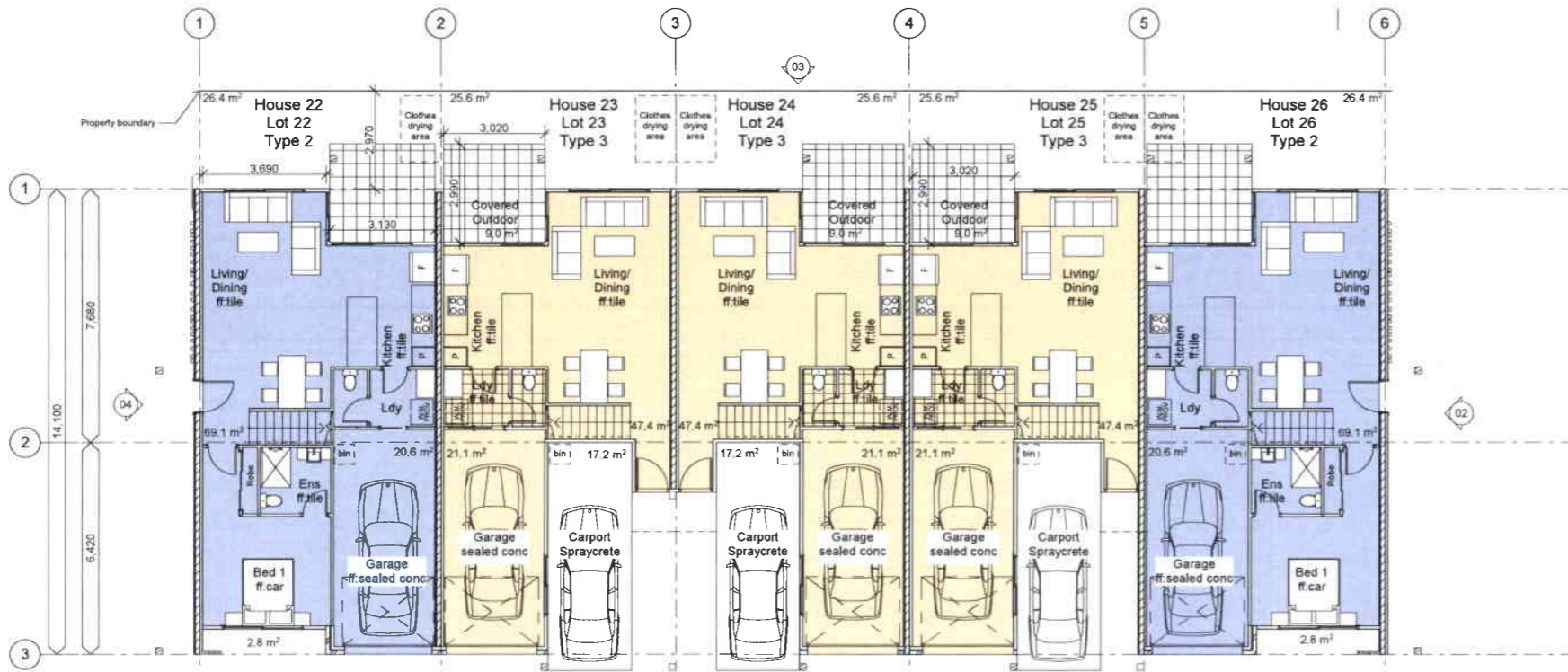


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A	Approval	17/03/15			
B	Approval	21/03/15			
C	Floor plan changes, client request	24/04/15			

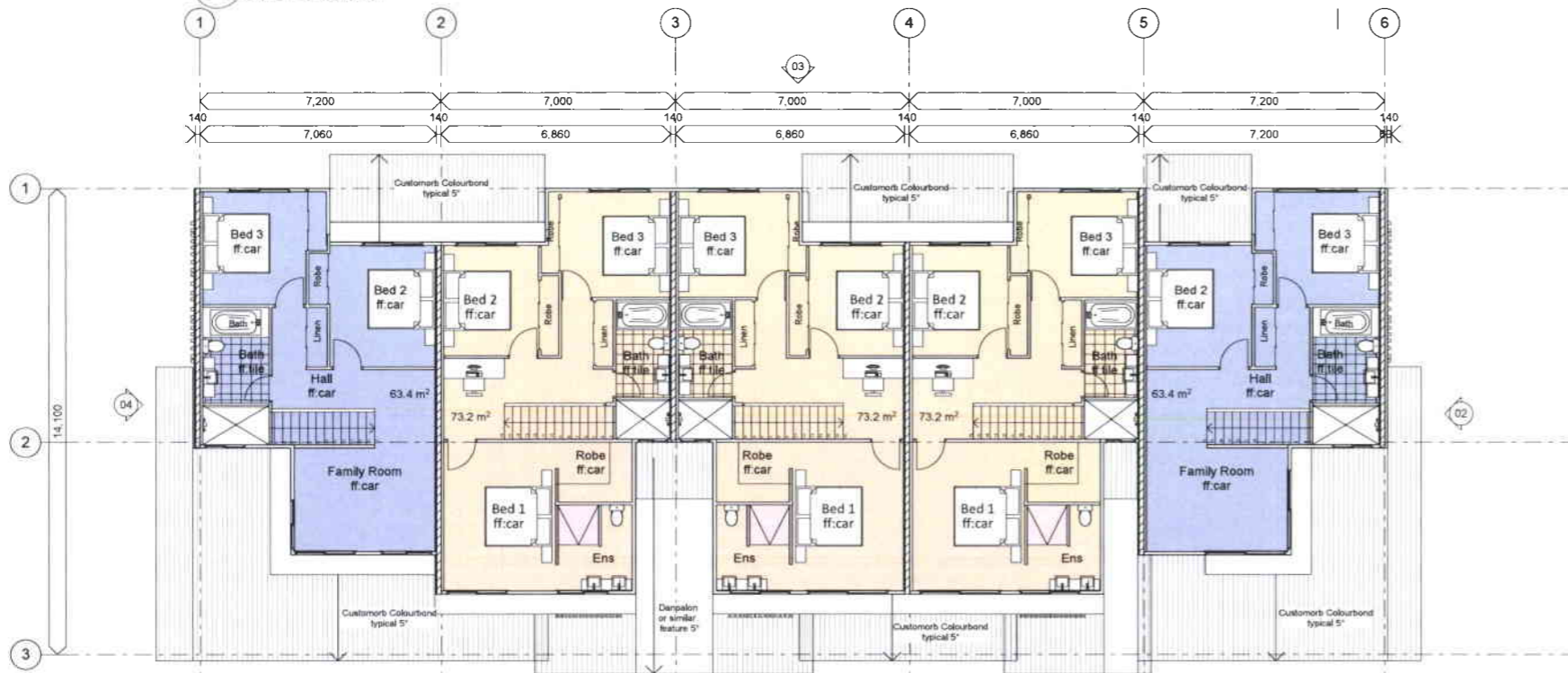
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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B4 09.01 C**



1 Proposed Floor Plan - Ground
SCALE 1:100 @ A1



2 Proposed Floor Plan - First Floor
SCALE 1:100 @ A1

Building 5	
1 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.4m ²
Single Garage:	20.6m ²
Subtotal:	153.1m ²
Private Outdoor space including covered outdoor:	26.4m ²

2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.2m ²
Single Garage:	21.1m ²
Subtotal:	141.7m ²
Covered Carport:	17.2m ²
Private Outdoor space including covered outdoor:	25.6m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Floor Plans - Building 5

scale: 1:100 @ A1

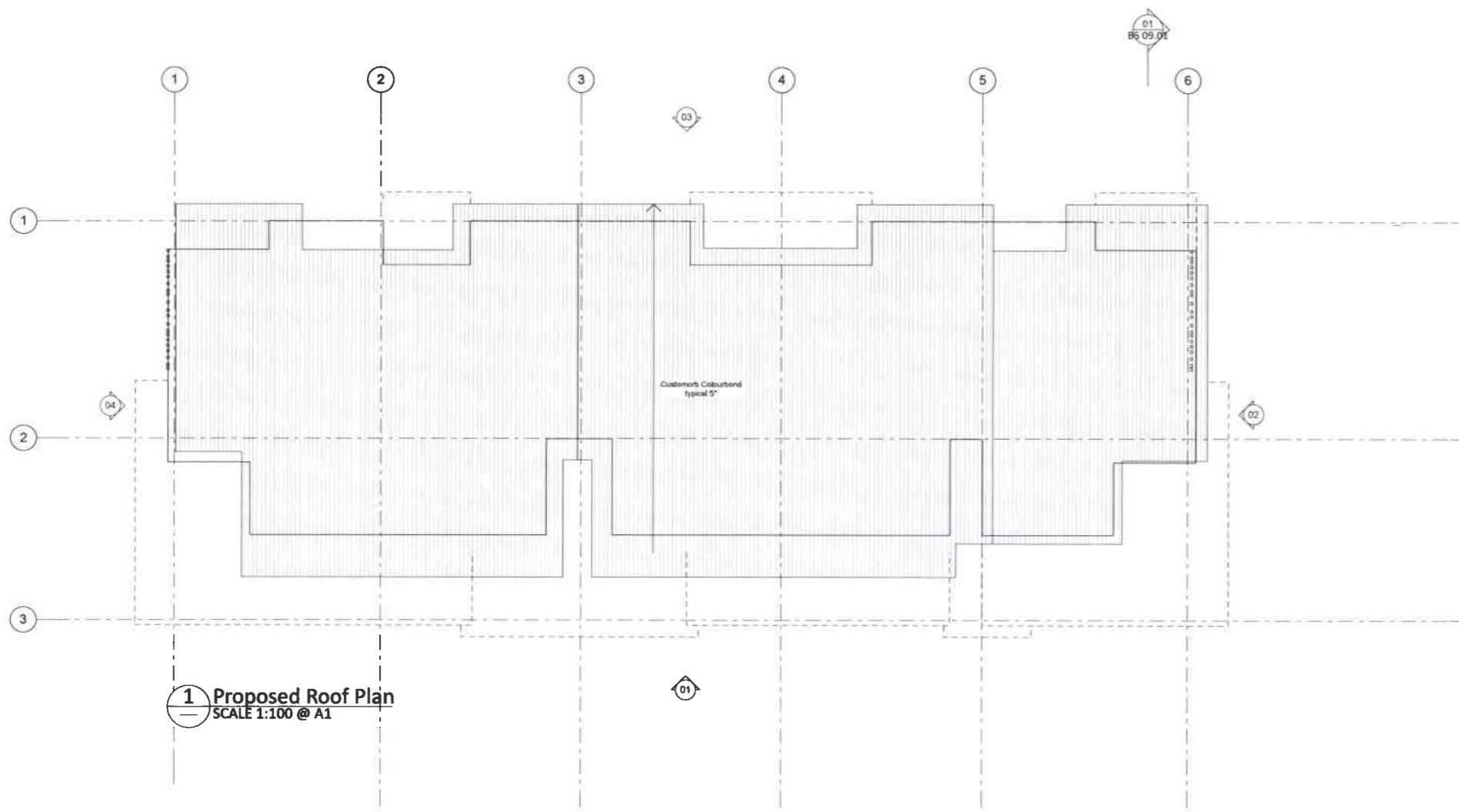


rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			

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DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B5 04.01 D**



1 Proposed Roof Plan
SCALE 1:100 @ A1

Building 5	
1 x Type 2	
Ground Floor:	69.1m ²
First Floor:	63.4m ²
Single Garage:	20.6m ²
Subtotal:	153.1m ²
Private Outdoor space including covered outdoor:	26.4m ²
2 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.6m ²
Single Garage:	21.1m ²
Subtotal:	142.1m ²
Covered Carport:	17.2m ²
Private Outdoor space including covered outdoor:	25.6m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 5

scale: 1:100 @ A1

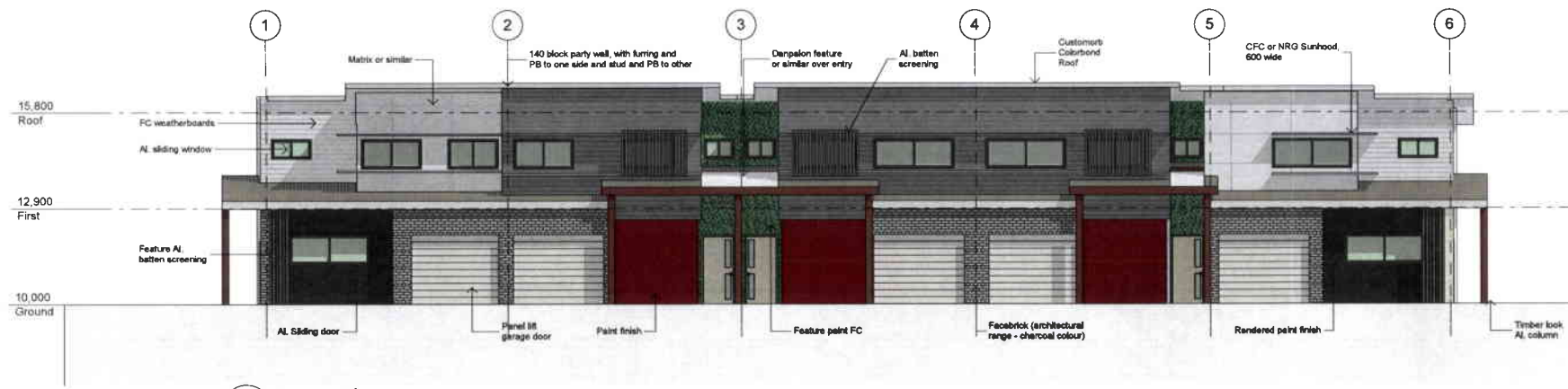


rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL

commenced: *November 2014* project no: **8122**
architect: **SC**
drawn: **RM** **DA-B5 04.02 C**



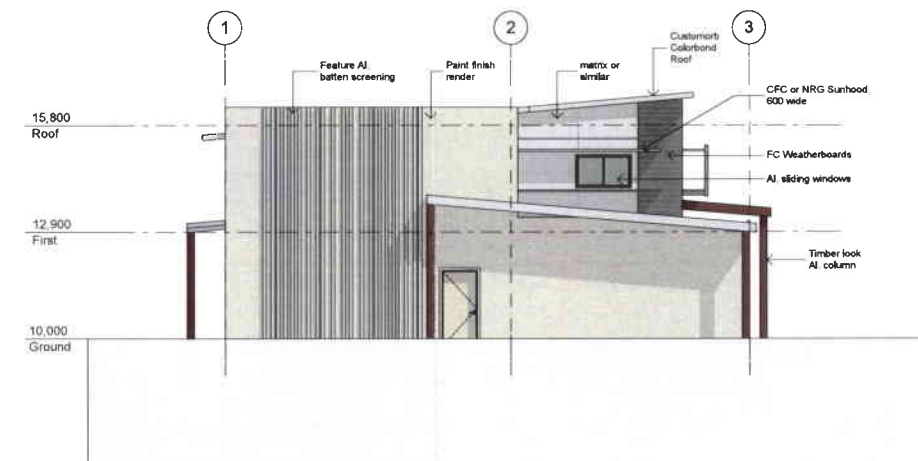
01 Front Elevation
SCALE 1:100 @ A1



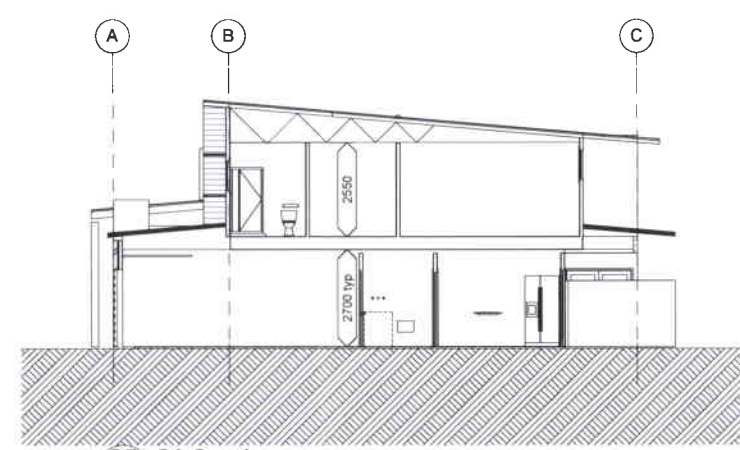
02 Side Elevation
SCALE 1:100 @ A1



03 Back Elevation
SCALE 1:100 @ A1



04 Side Elevation
SCALE 1:100 @ A1



05 01 Section
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

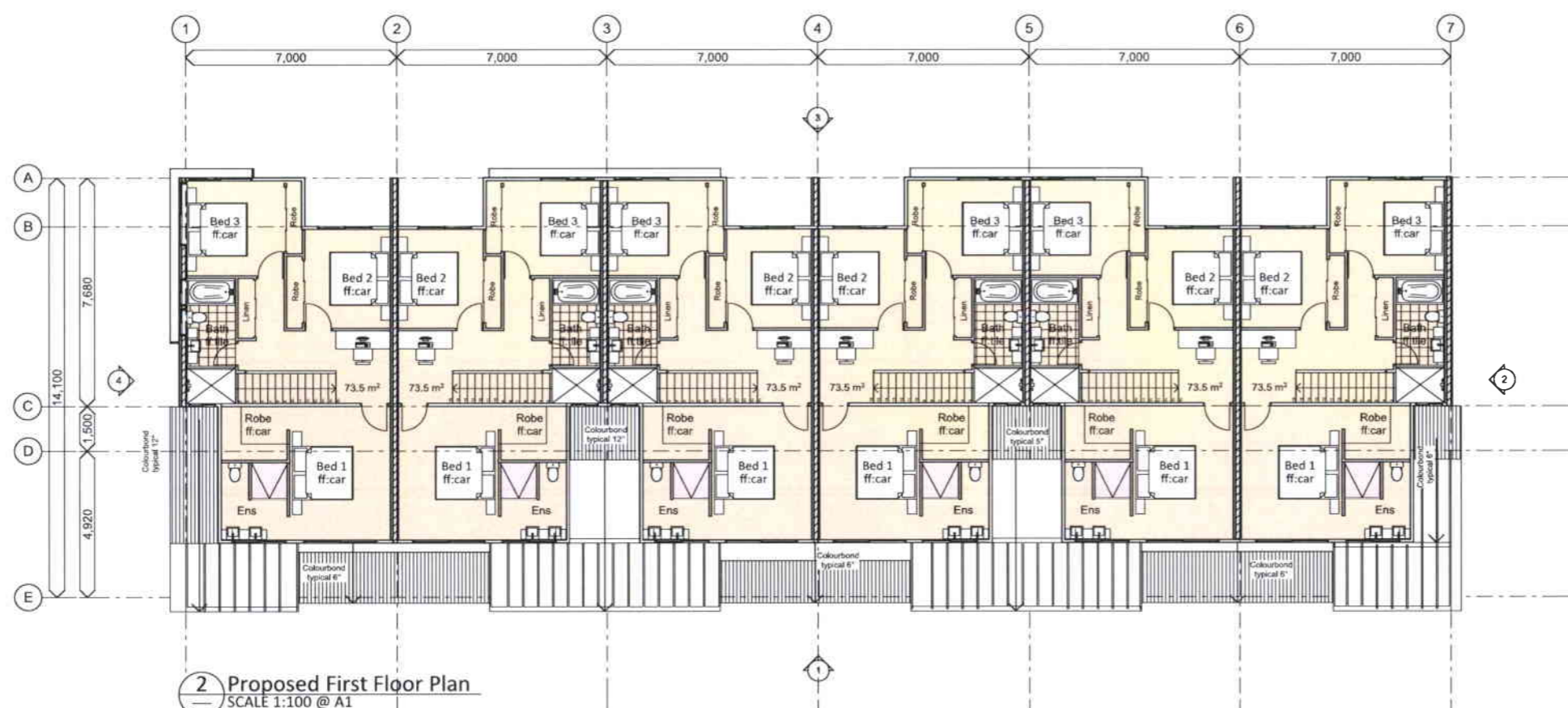
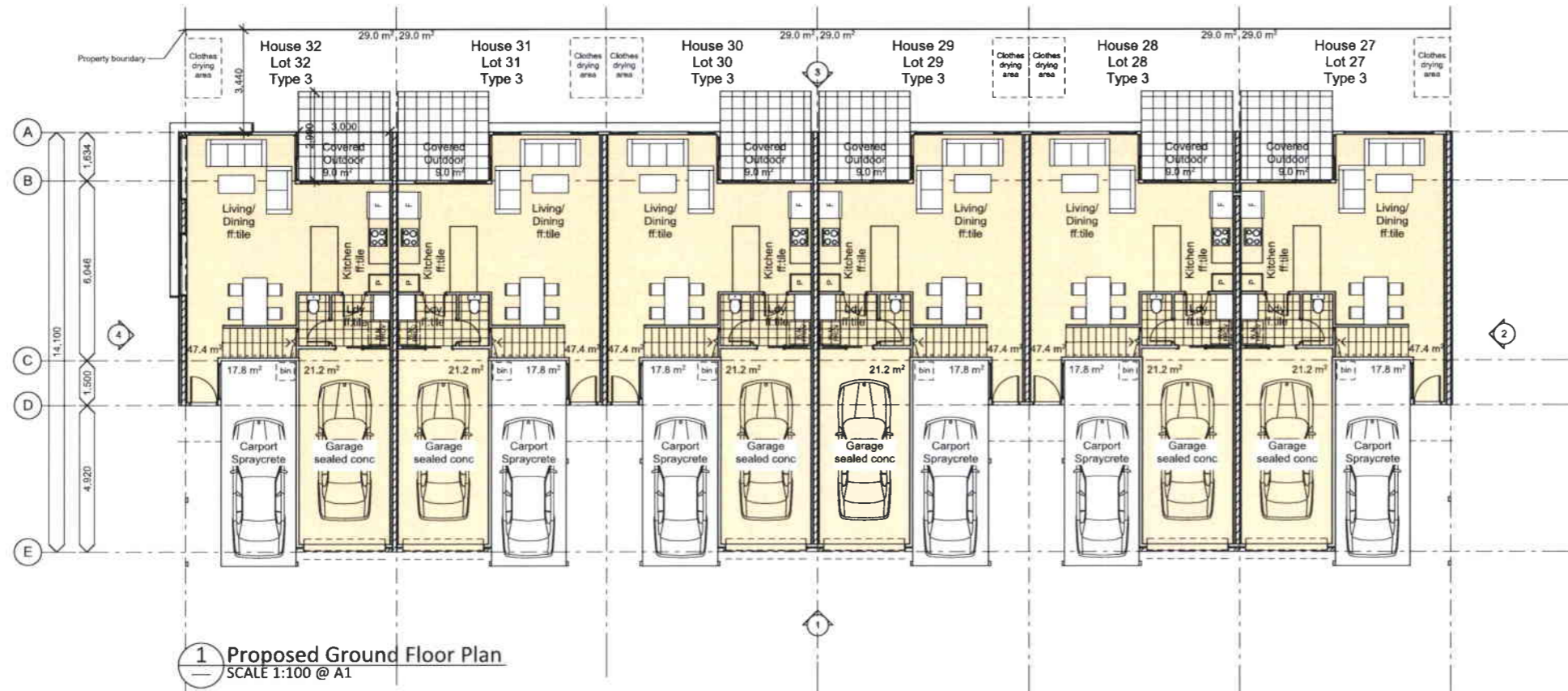
Proposed Elevations - Building 5
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
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C	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B5 09.01 C**



Building 6	
6 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.5m ²
Single Garage:	21.2m ²
Subtotal:	142.1m ²
Carport:	17.8m ²
Private Outdoor space including covered outdoor:	29.0m ²

PRELIMINARY
NOT FOR CONSTRUCTION

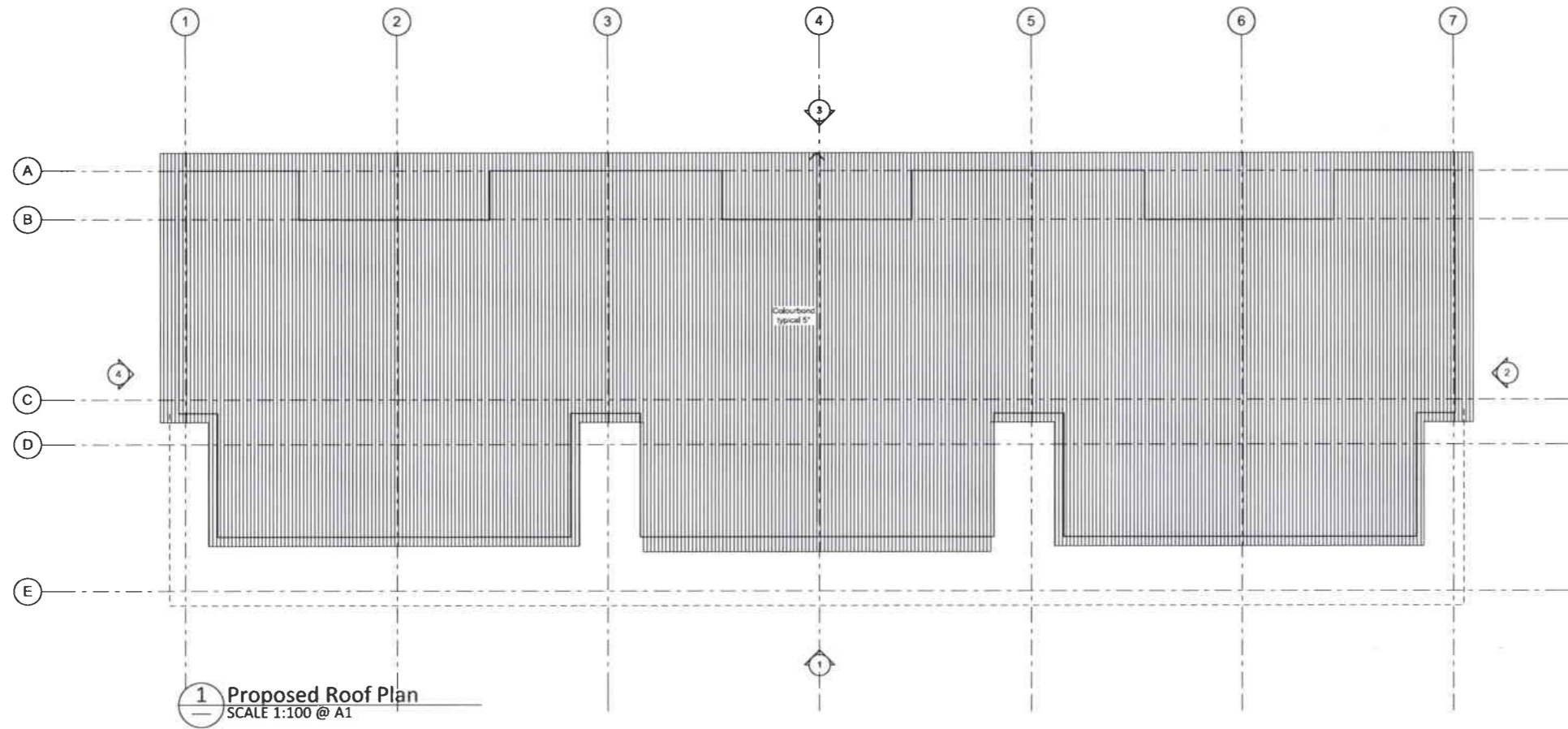
Proposed Floor Plans - Building 6
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			
D	Shower changes, client request	11/05/15			

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DEVELOPMENT APPROVAL
 commenced: November 2014 project no: 8122
 architect: SC
 drawn: RM **DA-B6 04.01** D



Building 6	
6 x Type 3	
Ground Floor:	47.4m ²
First Floor:	73.6m ²
Single Garage:	21.2m ²
Subtotal:	142.2m ²
Carport:	17.8m ²
Private Outdoor space including covered outdoor:	29.0m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 6

scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

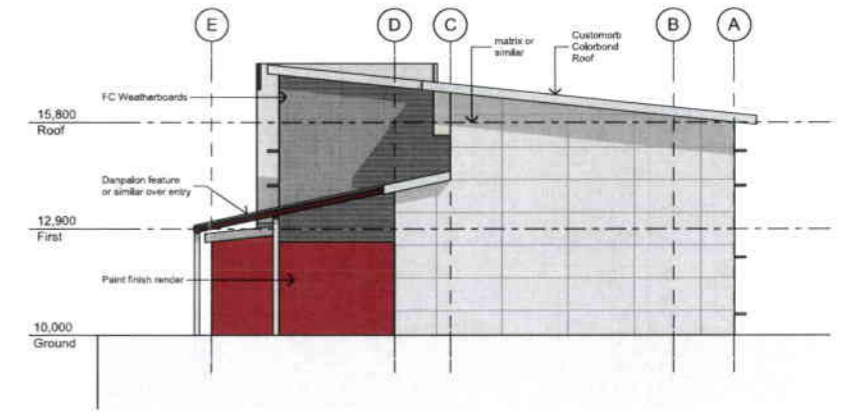
YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B6 04.02 C**



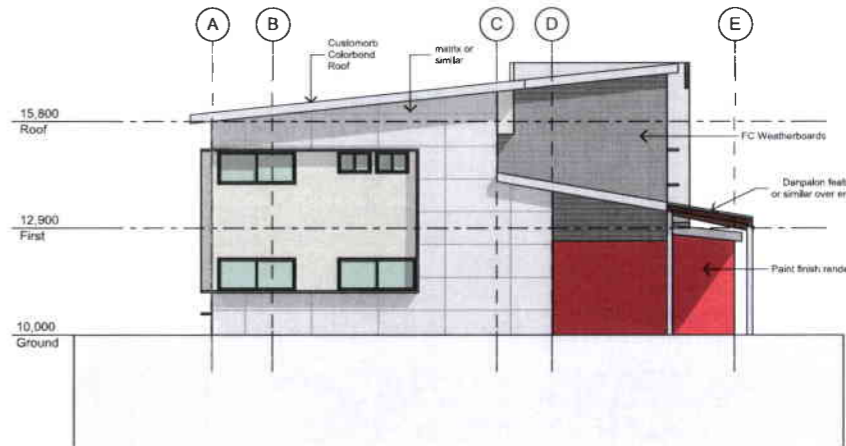
1 Front Elevation
SCALE 1:100 @ A3



2 Side Elevation
SCALE 1:100 @ A3



3 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 6

scale: 1:100 @ A1



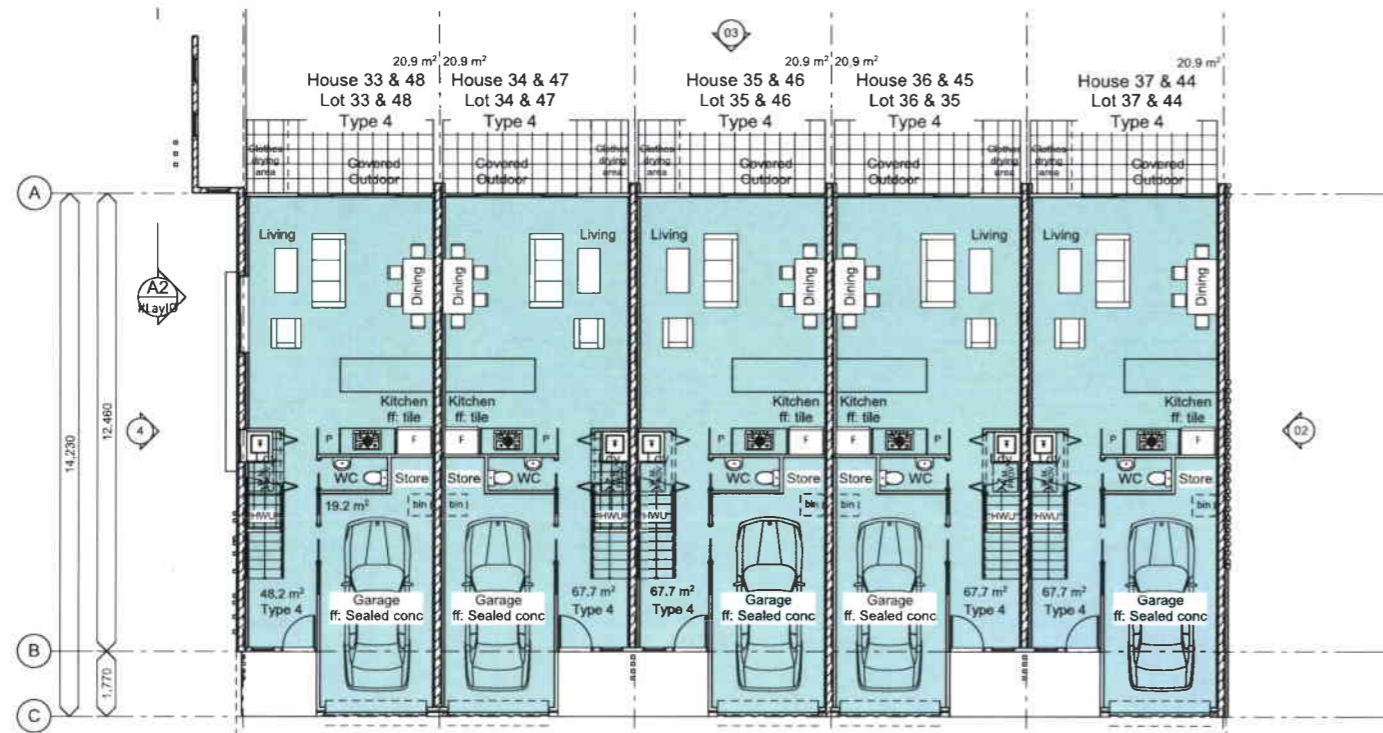
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A	Approval	17/03/15			
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C	Floor plan changes, client request	24/04/15			

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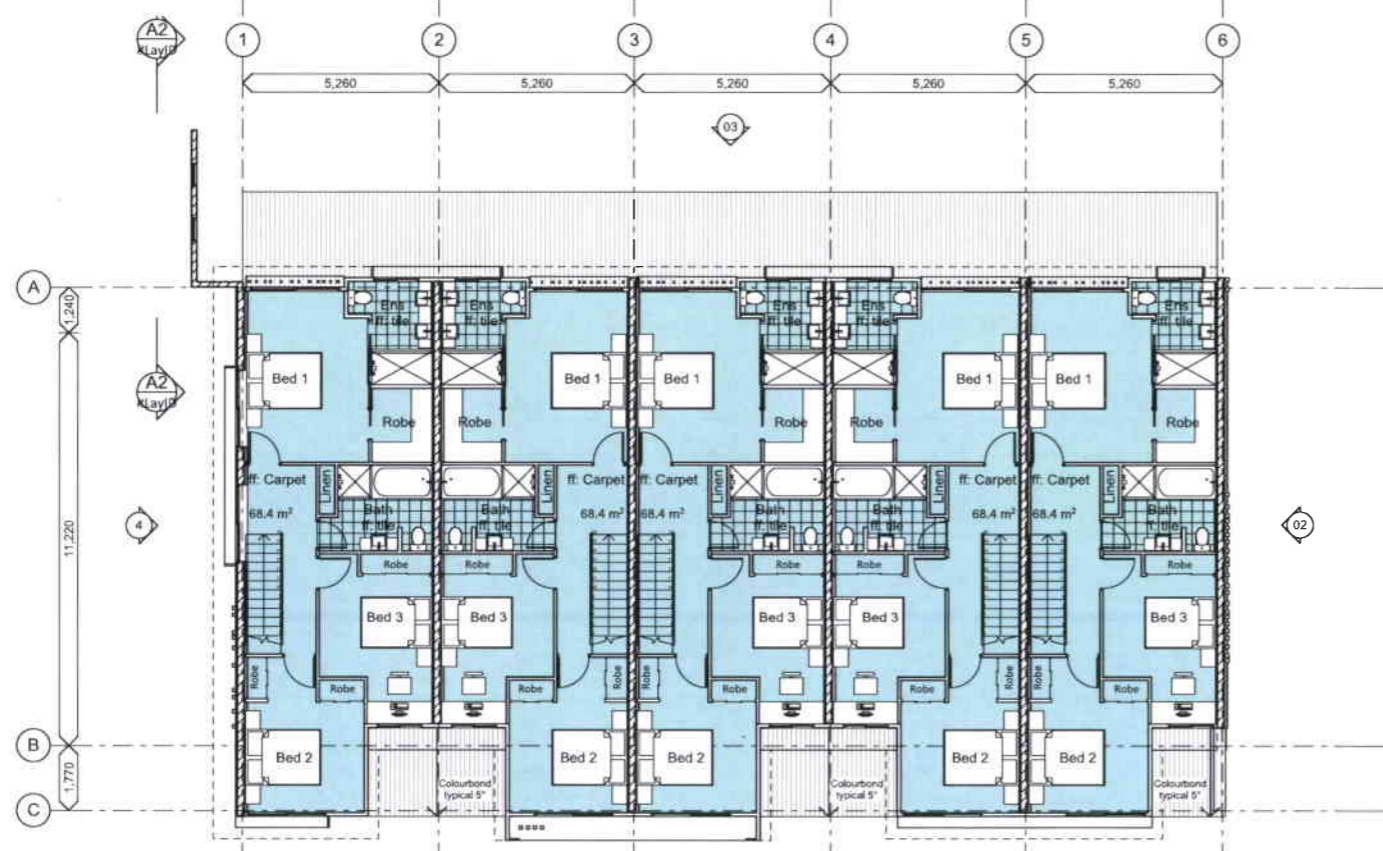
DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B6 09.01** C

Building 7	
5 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Private Outdoor space including covered outdoor:	20.9m ²



1 Proposed Ground Floor Plan
SCALE 1:100 @ A1



2 Proposed First Floor Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

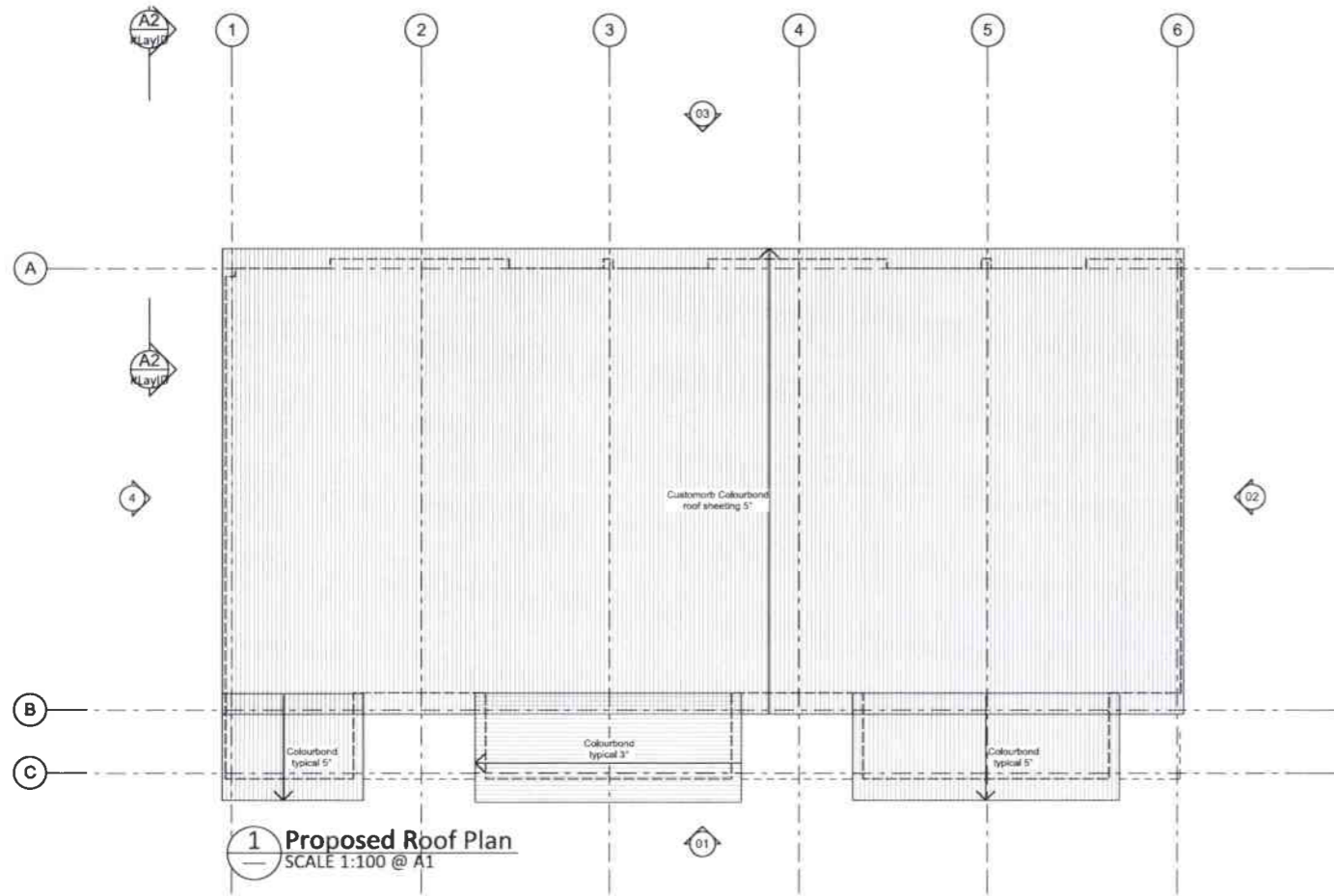
Proposed Floor Plans - Building 7
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

YMCA Townhouses
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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B7&9 04.01**



1 Proposed Roof Plan
SCALE 1:100 @ A1

Building 7	
5 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Private Outdoor space including covered outdoor:	20.9m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 7
scale: 1:100 @ A1

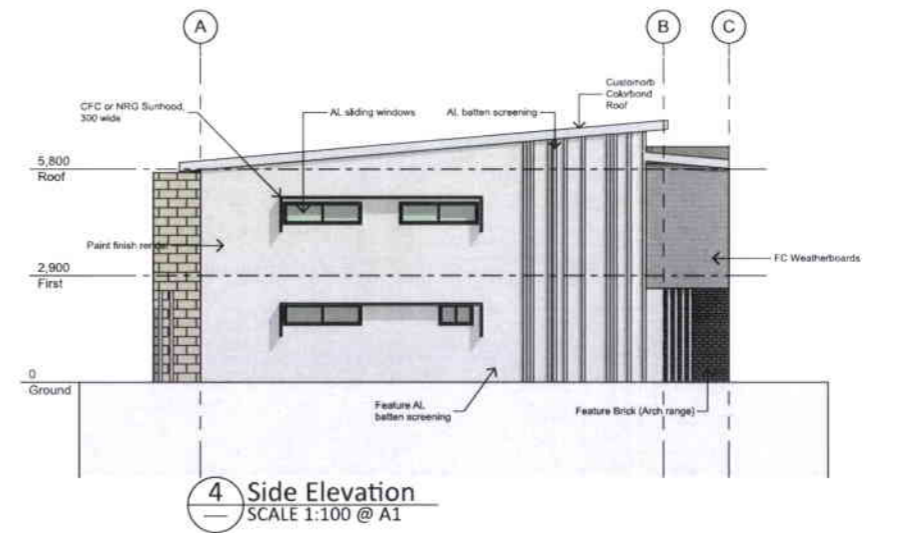
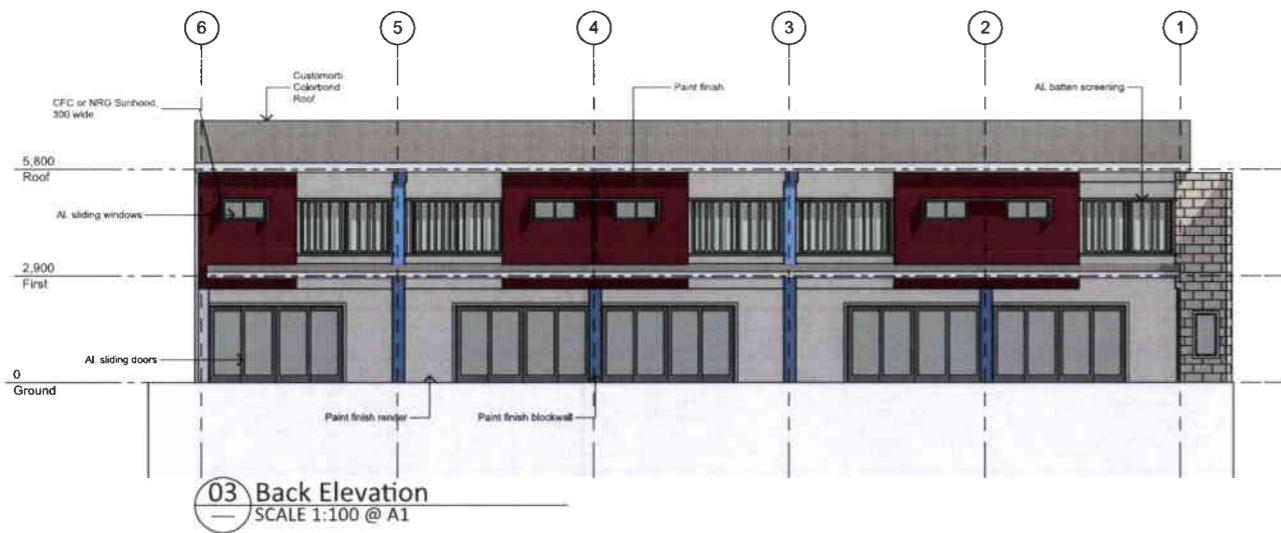
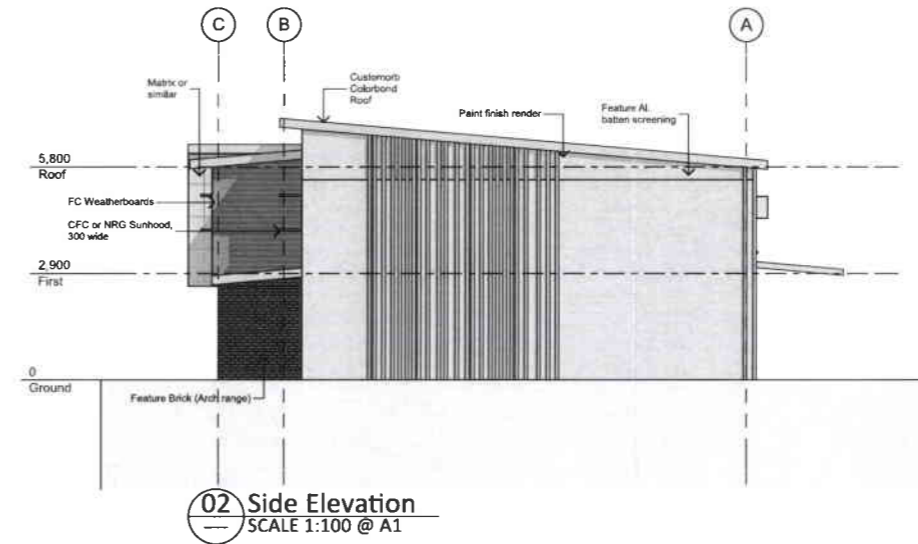
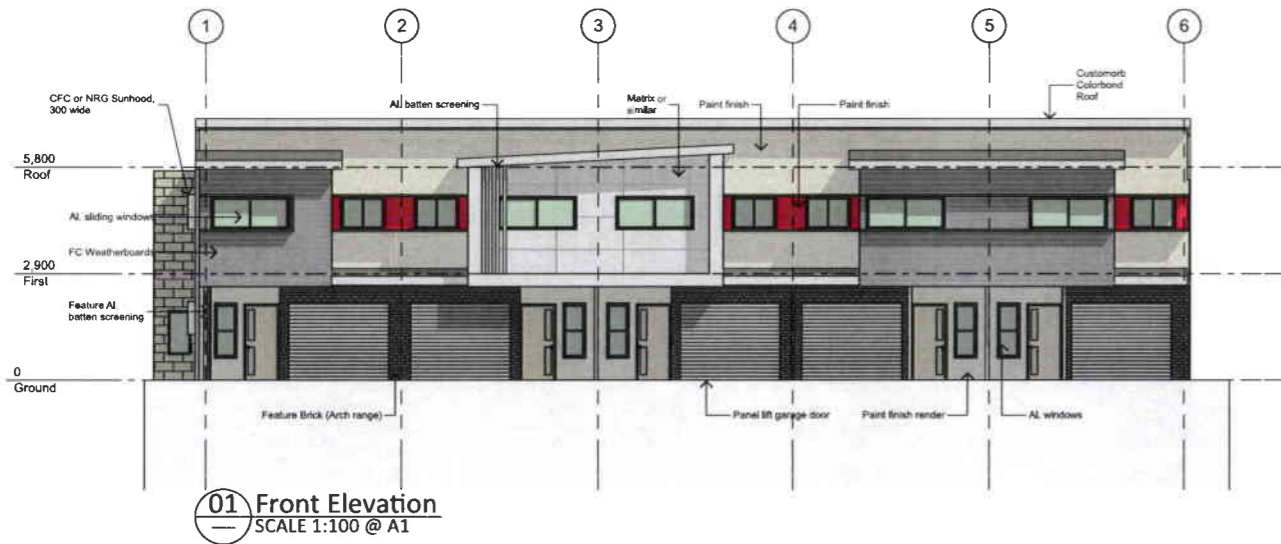


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A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL
commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B7&9 04.02** **C**

Building 7	
5 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Private Outdoor space including covered outdoor:	20.9m ²



PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 7

scale: 1:100 @ A1



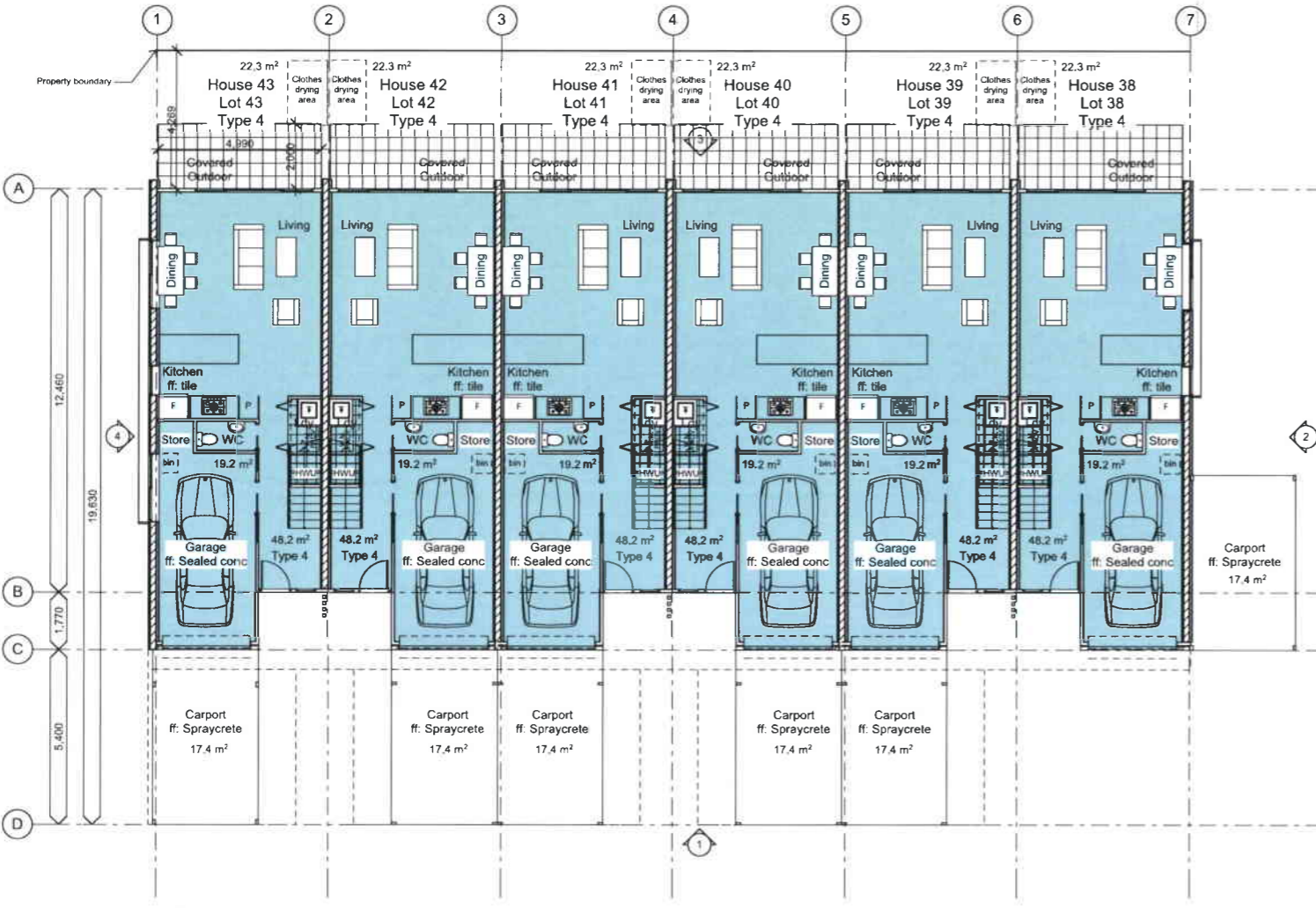
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C	Floor plan changes, client request	24/04/15			

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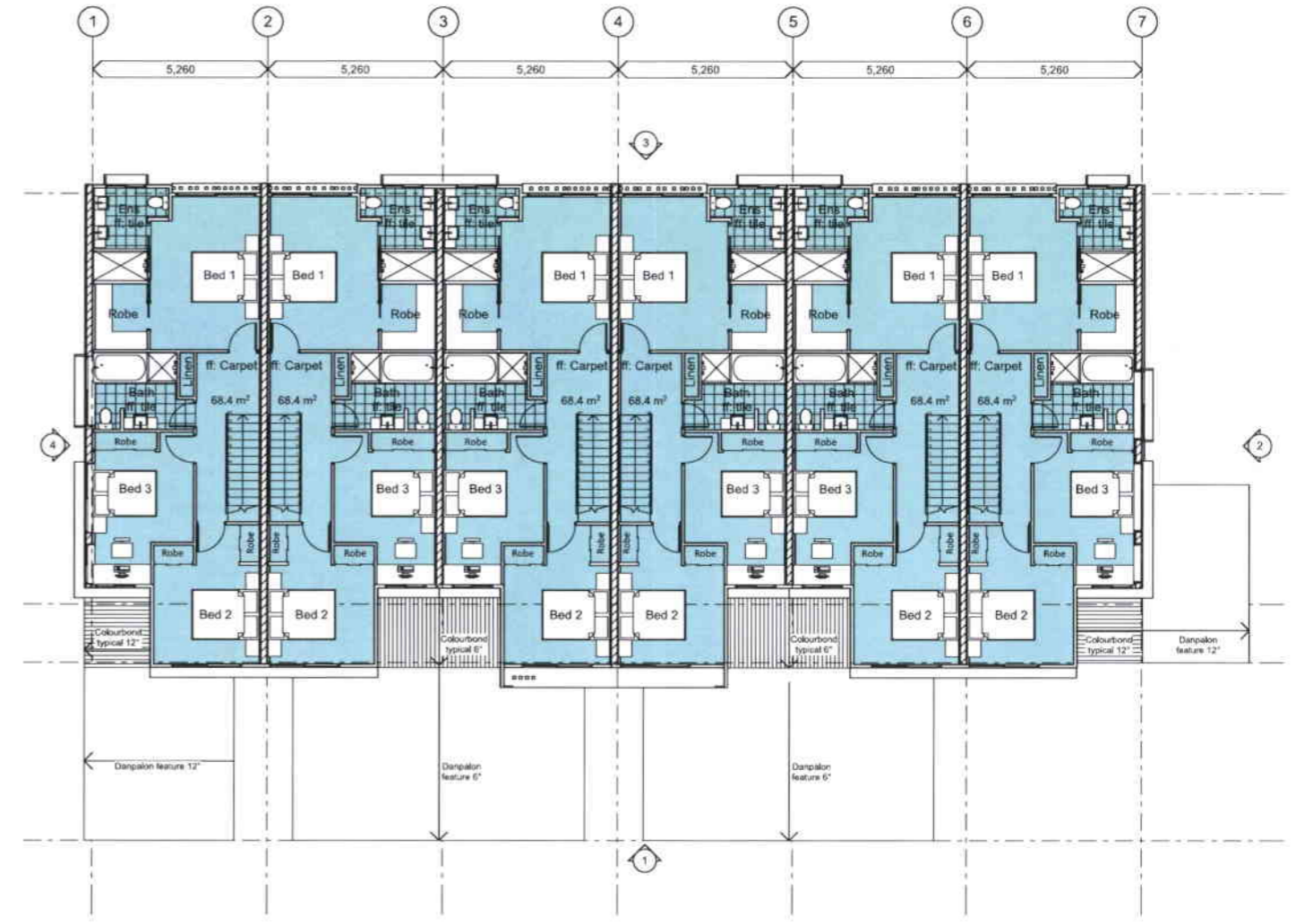
DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B7&9 09.01** C

Building 8	
6 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Carport:	17.4m ²
Private Outdoor space including covered outdoor:	22.3m ²



1 Proposed Ground Floor Plan
SCALE 1:100 @ A1



2 Proposed First Floor Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Floor Plans - Building 8
scale: 1:100 @ A1

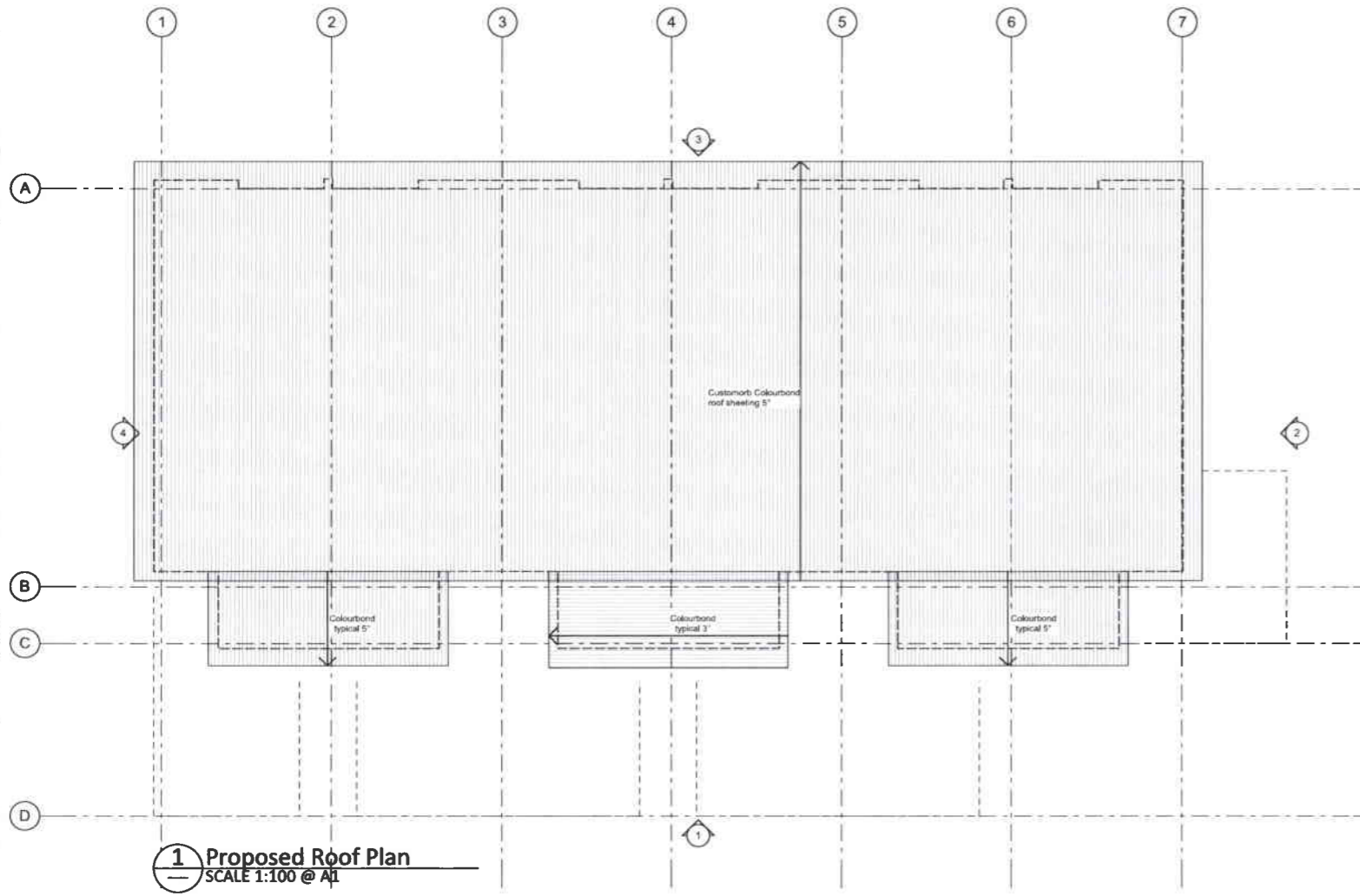


rev.	description	date	rev.	description	date
A.	Approval	17/03/15			
B.	Approval	21/04/15			
C.	Floor plan changes, client request	24/04/15			

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DEVELOPMENT APPROVAL
commenced: *Date* project no: 8122
architect: SC
drawn: RM **DA-B8 04.01**

Building 8	
B x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Carport:	17.4m ²
Private Outdoor space including covered outdoor:	22.3m ²



1 Proposed Roof Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 8
scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

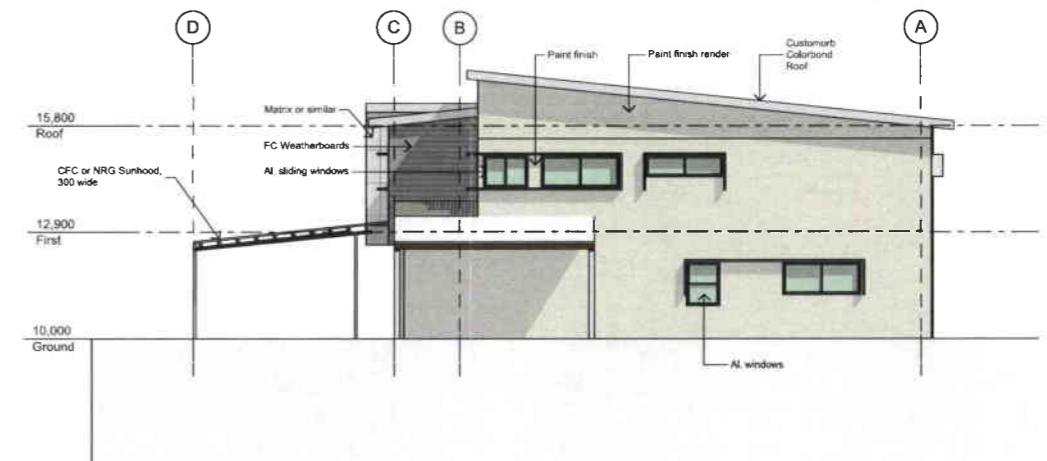
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DEVELOPMENT APPROVAL
commenced: *Date* project no: 8122
architect: SC
drawn: RM **DA-B8 04.02** **C**

Building 8	
6 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Carport:	17.4m ²
Private Outdoor space including covered outdoor:	22.3m ²



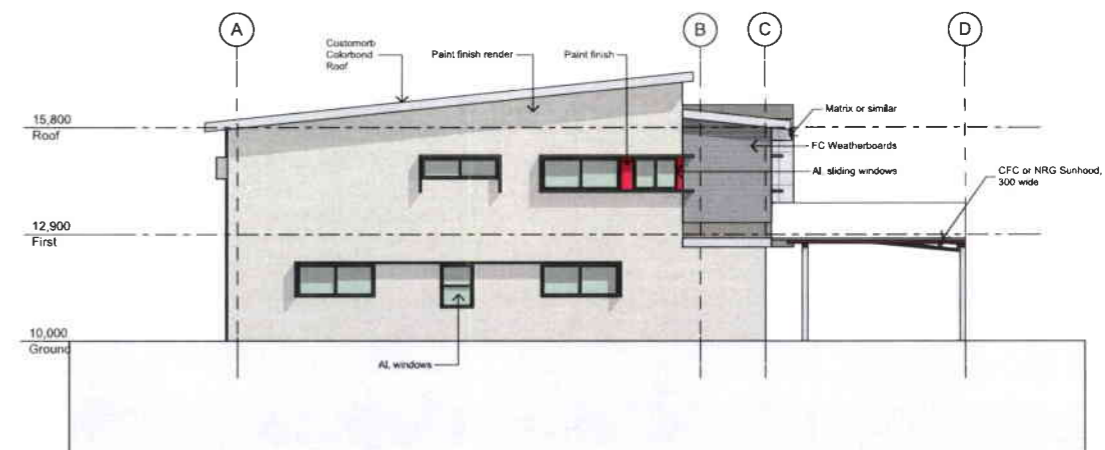
1 Front Elevation
SCALE 1:100 @ A1



2 Side Elevation
SCALE 1:100 @ A1



3 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 8

scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	Approval	17/03/15			
B	Approval	21/04/15			
C	Floor plan changes, client request	24/04/15			

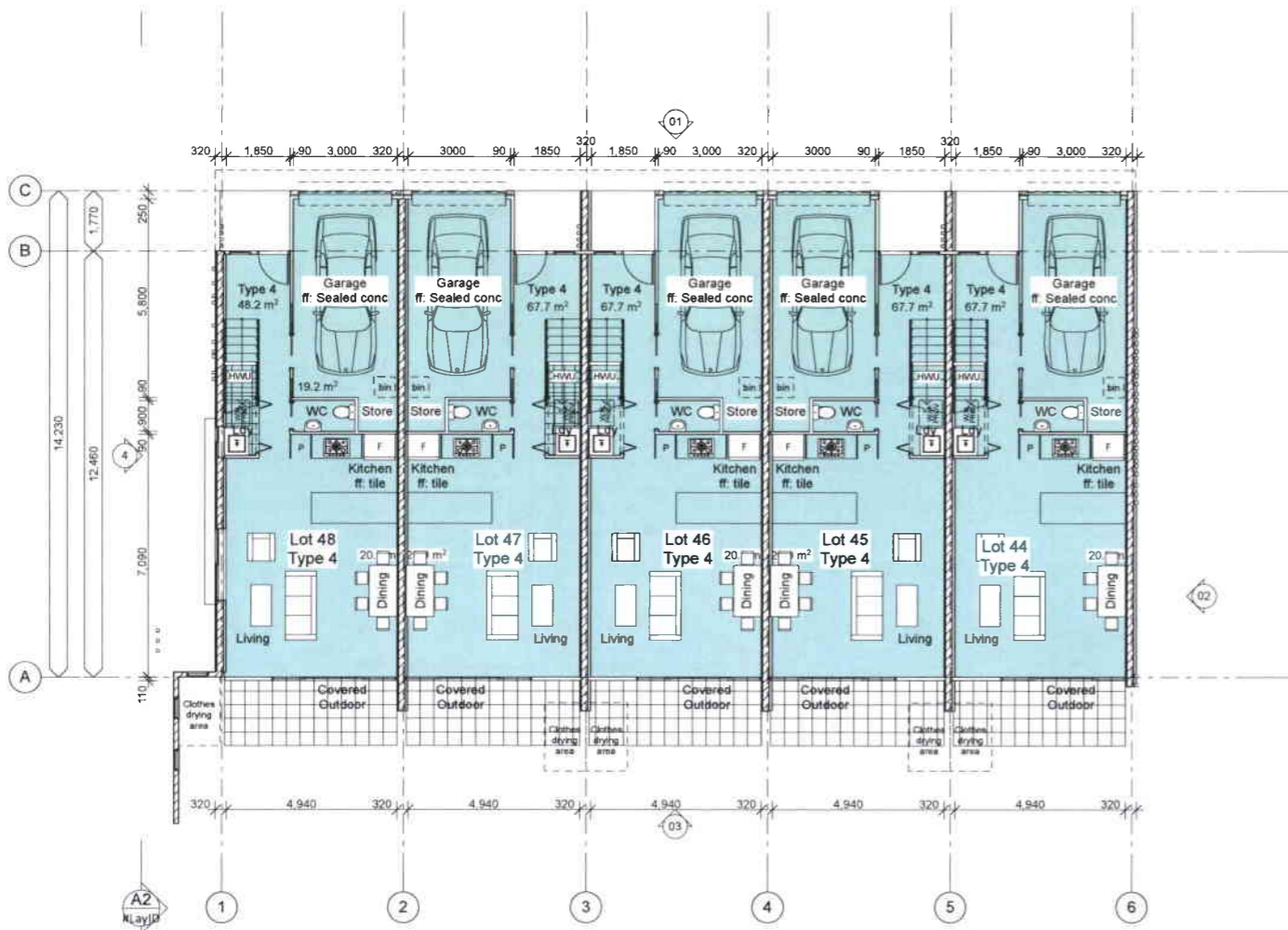
YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

DEVELOPMENT APPROVAL

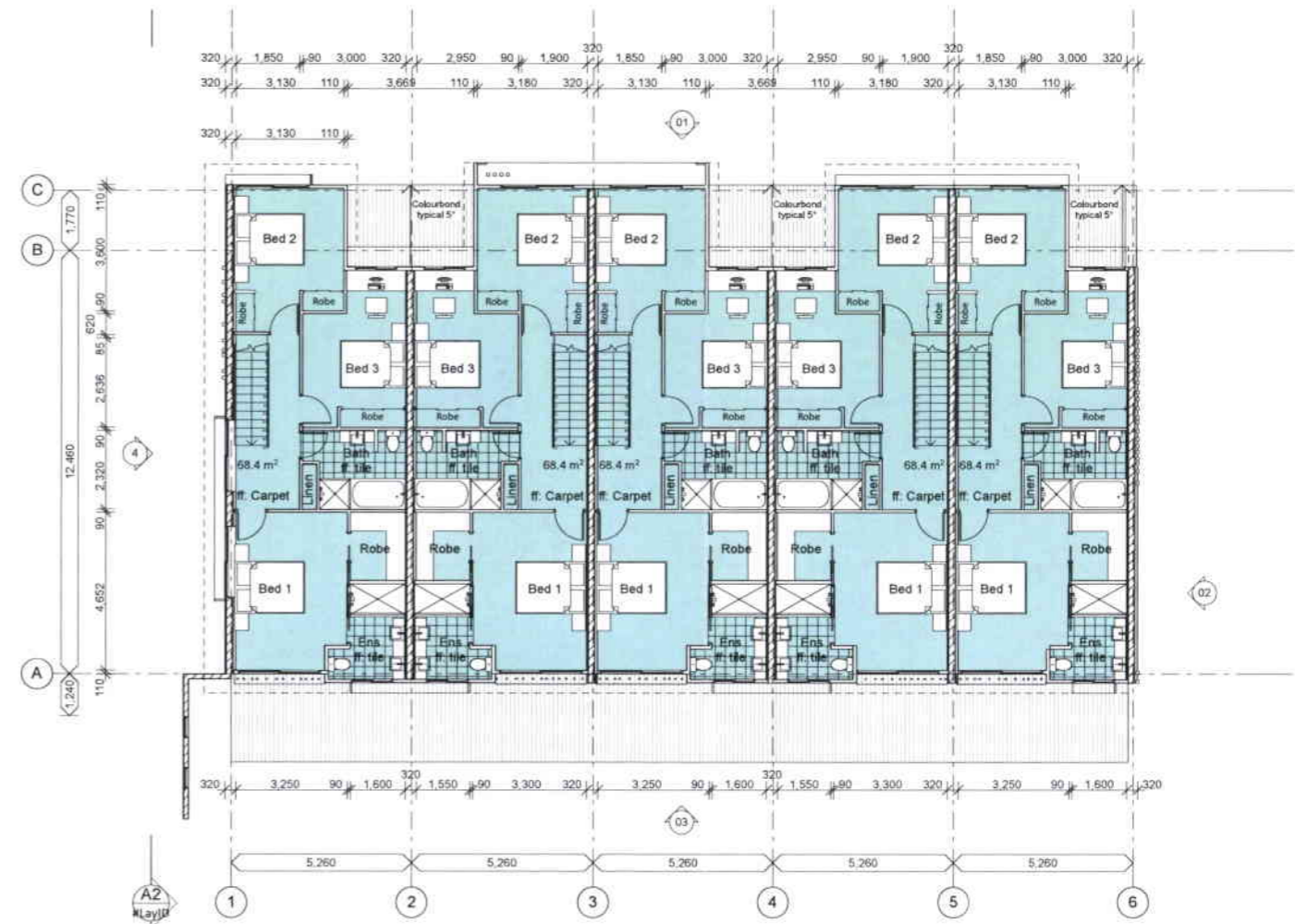
commenced: Date project no: 8122
architect: SC
drawn: RM **DA-B8 09.01**

Building 9
Ground Floor Area (Measured to outside Walls) 362m²

5 x Type 4
Ground Floor: 48.2m²
First Floor: 68.4m²
Single Garage: 19.2m²
Subtotal: 135.8m²
Private Outdoor space including covered outdoor: 20.9m²



1 Proposed Ground Floor Plan
SCALE 1:100 @ A1



2 Proposed First Floor Plan
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Floor Plans - Building 9
scale: 1:100 @ A1

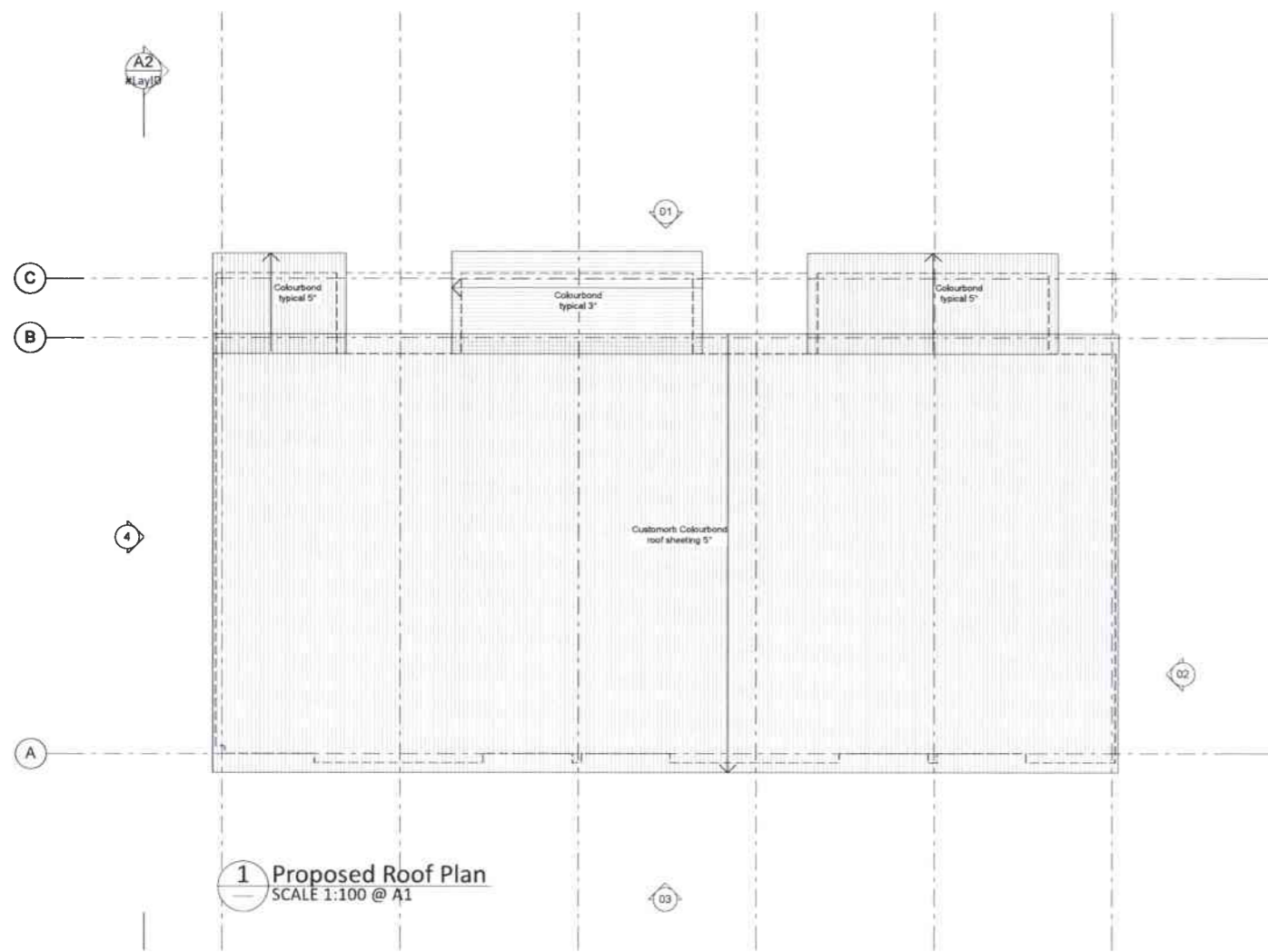


rev.	description	date	rev.	description	date
A	First Issue	25.06.15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B9 04.01** **A**



1 Proposed Roof Plan
SCALE 1:100 @ A1

Building 7	
5 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Private Outdoor space including covered outdoor:	20.9m ²

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Roof Plan - Building 9

scale: 1:100 @ A1



rev. description	date	rev. description	date
A: First Issue	25.06.15		

YMCA Townhouses
128 Link Road Victoria Point QLD 4156
YMCA

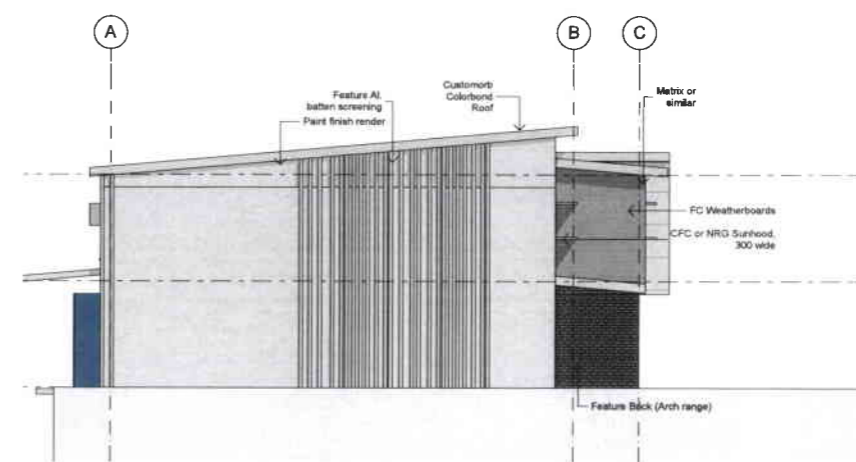
DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122
architect: SC
drawn: RM **DA-B9 04.02** **A**

Building 7	
5 x Type 4	
Ground Floor:	48.2m ²
First Floor:	68.4m ²
Single Garage:	19.2m ²
Subtotal:	135.8m ²
Private Outdoor space including covered outdoor:	20.9m ²



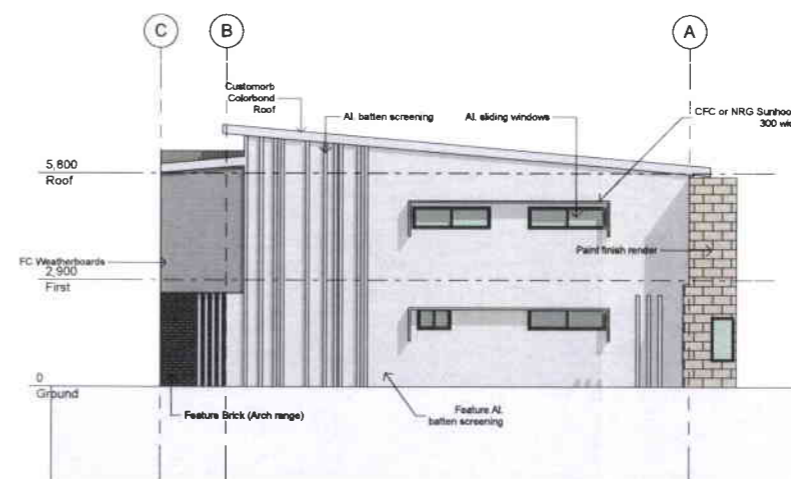
01 Front Elevation
SCALE 1:100 @ A1



02 Side Elevation
SCALE 1:100 @ A1



03 Back Elevation
SCALE 1:100 @ A1



4 Side Elevation
SCALE 1:100 @ A1

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Elevations - Building 9

scale: 1:100 @ A1



rev.	description	date	rev.	description	date
A	First Issue	25.06.15			

YMCA Townhouses
128 Link Road Victoria Point QLD 4156

YMCA

DEVELOPMENT APPROVAL

commenced: November 2014 project no: 8122

architect: SC

drawn: RM **DA-B9 09.01**

11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 VP MAGIC FC INC. – TRUSTEE LEASE**

Objective Reference:	A2584570 Reports and Attachments (Archives)
Attachment:	<u>Proposed Lease Area for VP Magic FC 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 Redland City Council (Council) approval to enter into a trustee lease agreement with VP Magic FC Inc. (the Club) over part of Donald Road Park, Lot 901 SP167336 described as 1-5 Donald Road Redland Bay, for a term of 10 years.

BACKGROUND

The Club, incorporated in 2014 as VP Magic FC Inc., is commonly known as Victoria Point Magic Football Club, and has been operating from Donald Road Park for 18 months under a Parks & Reserves Permit.

In 2014, the Club commenced with a membership of less than 50 juniors and has a current membership of approximately 170. In line with national statistics for the sport of football (soccer), Council Officers predict the Club will continue to grow over the coming years. The Club is the only football club servicing the rapidly expanding southern part of the city, further supporting the expectation for membership growth.

Football Brisbane approved the Club's entry into the football competition in 2014 with only junior teams based at the Victoria Point High School. In order to continue to operate as part of Football Brisbane, the Club requires a facility with adequate amenities to service players and effectively host visiting "Away" teams. Donald Road Park has one public toilet with no other facilities on site to meet Football Brisbane's requirements.

The Club was recently awarded \$103,600 in grant funding from the State Government through the Get Playing – Places and Spaces scheme for the purpose of a clubhouse to support football in Redland Bay.

As such, the Club has requested a trustee lease on which to build a clubhouse. The facility will include amenities, change rooms, a storage room, canteen and seating area.

The Club has proven its dedication to community support since establishment in 2014. Officers recommend approval of a 10-year lease to enable the Club to continue this support and construction of a clubhouse, for long term club and community benefit.

ISSUES

Current circumstances

Donald Road Park does not provide the facilities required by Football Brisbane to allow the Club to continue as part of their competition. Having only one public toilet at the site does not sufficiently service players and spectators and facility overuse is leading to additional maintenance costs for Council.

The Club's use of the park aligns with Council's Desired Standard of Service for football as per Council's Sport Land Demand Study 2016, which is one full size competition field per 230 players. Council Officers support the issue of a trustee lease, which will enable the Club to construct a facility to meet Football Brisbane and club requirements.

Sustainability

A sustainability check was completed by Council Officers, confirming that, whilst the Club is currently operating at a deficit, their membership growth puts them in a position to become sustainable into the future. This is, however, subject to the Club securing the requested lease and obtaining additional funding to support their activities.

The Club has been actively applying for infrastructure funding to establish the facility and are dependent upon the success of their applications in order to proceed. To date, the Club has been awarded a grant of \$103,600 from the State Government through the Get Playing – Places and Spaces scheme as funding towards the establishment of the proposed clubhouse. Whilst this achievement is a step towards their financial requirements for the project, the Club may require additional funding to support their ongoing operations.

The proposed lease area

Council provided options to the Club for suitable lease area locations within Donald Road Park. The Club indicated their preferred location, as outlined on the attached site plan, and has acknowledged Council's advice regarding possible odour issues from the adjacent waste pump station.

The proposed lease area is over the existing basketball court. Council Officers have confirmed with the Public Place Project Unit that building over the court is an option due to the construction of a new court nearby at a proposed skate park and dog off-leash area.

- Size of lease area: Approximately 240sqm.
- Land description: Part of Lot 901 SP167336 described as 1-5 Donald Road Redland Bay.
- Zoned: Open Space.
- Land use: Park.
- Ownership: Reserve held in trust by council.
- Reserve purpose: Park and Recreation.
- Open space planning: The Weinam Creek Wetlands Masterplan, completed in August 2012, identified the potential of this land as a junior sports training field. It is noted there has been no negative community feedback in the associated Community Consultation Report.

- Flood prone area: Council Officers have investigated the location and consulted with Council's Engineering Assessment Team to confirm the proposed structure will be able to meet the minimum floor level requirements to provide flood immunity.
- Wastewater Pump Station: There is an existing pump station located within Donald Road Park. Council Officers have consulted with Redland Water Officers who confirmed an upgrade is planned for the station this financial year (2017/18). Whilst the upgrade may reduce odour issues, they cannot be completely eliminated. Subsequently, it was suggested by Redland Water that the clubhouse is located further from the pump station to reduce the risk of any possible odour issues. The Club was advised of this however, has indicated their preference to continue with the preferred location as outlined on the attached site plan.
- Car parking: Construction of the Donald Road Car Park by Council is planned to commence in January 2018. The car park will service the Donald Road Park and adjacent facilities including the existing Men's Shed and dog off-leash area.
- Overlays:
 - Acid Sulfate Soils Overlay
 - Bushland Habitat Overlay
 - Flood Storm and Drainage Constrained Land Overlay
 - Road and Rail Noise Impact Overlay
 - Waterways Wetlands and Moreton Bay Overlay
- Planning: Under the Redlands Planning Scheme, the site is zoned Open Space and the proposed clubhouse is classed as an Outdoor Recreation Facility.

The scheme defines the level of assessment for this use as Impact Assessable, requiring the club to lodge an Impact Assessable MCU Application for development approval. This includes the requirement for public notification.

The clubhouse

- The Club proposes their clubhouse facility be constructed by Intelligent Building Systems International (IBSI) recognised for its smart construction solutions and the manufacture of technologically advanced building systems such as modular and kit components.
- Preliminary building design includes change rooms, toilets, a storage area, canteen and seating area.
- The building measures 14.87m x 10m: 148.7sqm floor area.
- Timeframe for build: Council Officers have discussed the construction timeframes with both the Club and State Government with the anticipated completion to be in late 2018 in line with the grant deed from the State Government.
- Both plumbing and building approvals are required for the structure.

Approval by Department of Natural Resources & Mines (DNRM)

The proposed lease area is located on land held in trust by Council, therefore 'in principal approval' of the trustee lease and land owner's consent is also required from DNRM. This is required prior to the lodgement of the development and building applications. The purpose of the reserve is 'Park and Recreation' which is consistent with use by the Club. Therefore lodgement of the proposed lease can be completed under the Minister's Written Authority.

The trustee lease would comply with Council's policy in respect to issuing standard leases for a term of up to 10 years.

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 the Club meets the definition of a community organisation, s.236(1)(b)(ii) applies and permits this lease of Council land.

Risk Management

9. The Club's lease will require building and public liability insurance to be maintained by the Club.
10. Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition. There are clauses under the lease to address any non-compliance to these conditions.

Financial

Council will not incur any expenses as lease preparation costs, survey and registration with the Queensland Titles Office are to be paid by the lessee. Ongoing costs including services and maintenance of the premises, once constructed, are the responsibility of the Club as per the standard lease conditions.

People

The recommendation from this report does not have Council staff implications.

Environmental

The recommendation from this report does not have environmental implications.

Social

Granting a lease as outlined above will support the Club which is a community focussed club in Redland City.

Alignment with Council's Policy and Plans

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

7. Strong and connected communities

13. 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

Officers of the City Sport & Venues Unit have consulted with:

- Community Land & Facilities Panel;
- Department of Natural Resources & Mines;
- Department of National Parks, Sport, Recreation & Racing;
- Football Brisbane;
- Councillor for Division 6;
- Public Place Projects Unit;
- Redland Water;
- Engineering Assessment Team;
- Design Services;
- Planning Assessment;
- Service Manager City Sport & Venues Unit;
- Group Manager City Spaces;
- Acting Senior Solicitor; and
- Business Partnering Unit, Financial Services.

OPTIONS

Option 1

That Council resolves to:

1. Make, vary or discharge a trustee lease to VP Magic FC Inc. over part of Lot 901 SP167336 situated at 1-5 Donald Road Redland Bay QLD 4165 (as shown on the attached site plan) for a term of 10 years; subject to approval from the Department of Natural Resources & Mines;
2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction;
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter; and
4. Agree that costs for lease preparation, survey and registration with the Queensland Titles Office, be paid by the lessee.

Option 2

That Council resolves not to approve a new lease to VP Magic FC Inc. and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Make, vary or discharge a trustee lease to VP Magic FC Inc. over part of Lot 901 SP167336 situated at 1-5 Donald Road Redland Bay QLD 4165 (as shown on the attached site plan) for a term of 10 years; subject to approval from the Department of Natural Resources & Mines;**
- 2. Agree in accordance with s.236(2) of the Local Government Regulation 2012 that s.236(1)(b)(ii) of the Local Government Regulation 2012 applies allowing the proposed lease to a community organisation, other than by tender or auction;**
- 3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to sign all documents in regard to this matter; and**
- 4. Agree that costs for lease preparation, survey and registration with the Queensland Titles Office, be paid by the lessee.**

Attachment 1

Donald Road Park – VP Magic FC Inc. (Victoria Point Magic Football Club)

Lease area outlined in red.



11.3.2 THE STATE OF QUEENSLAND (REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY) – MACLEAY ISLAND RURAL FIRE SERVICE – NEW LEASE

Objective Reference:	A2692072 Reports and Attachments (Archives)
Attachment:	<u>Lease Area for The State of Queensland (Represented by Public Safety Business Agency)</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 Redland City Council (Council) approval to issue a new lease over the land and premises occupied by Macleay Island Rural Fire Service (MIRFS) on part of Lot 1 RP145352, described as 266-276 High Central Road Macleay Island, as shown on the attached site plan of the lease area.

BACKGROUND

The current lease is held by The Queensland Fire and Rescue Authority Joint Tenants and The Queensland Ambulance Service.

In 2015 the Public Safety Business Agency (PSBA) was created to administer Queensland Fire & Emergency Services (QFES). At this time, the administration of Queensland Ambulance Service (QAS) was assigned to Queensland Health. As a result, the current lease became the responsibility of PSBA.

Whilst the premises are primarily occupied by MIRFS, QAS also occupy the premises for use of an office, vehicle storage and overnight accommodation for the on duty ambulance officer. PSBA and QAS are in the final stages of negotiations to establish a Memorandum of Understanding, which will formalise the use by QAS, and is separate to the lease that is being entered into.

Council Officers have received correspondence from both PSBA and QAS confirming the requirement for the new lease to be issued to The State of Queensland (Represented by Public Safety Business Agency).

The current lease for the premises expired on 30 November 2017, however, a clause in the agreement allows the hold-over of the lease for a three month period from the expiry date. The lease is currently within this hold-over period.

The PSBA has requested a new lease for a term of 10 years to provide long term viability and continued service to the community. This request is supported by Council Officers.

ISSUES

Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to registered not-for-profit entities and volunteer emergency organisations that benefit the wider community.

Whilst PSBA is a State Government Agency, rural fire services such as on Macleay Island are volunteer organisations under the *Qld Fire & Emergency Act 1990*. Rural fire services are able to apply to QFES for funding, equipment and land, as well as being able to apply for various community grants.

A lease to PSBA complies with Council's policy in respect to issuing standard leases for a term of up to 10 years. The lease document will set out responsibilities of the lessor and lessee.

Council Officers completed a building audit in December 2016 to ensure the building occupied by MIRFS is compliant with all legislative fire, evacuation and electrical safety requirements. At the time of inspection, non-compliances were identified and the new lease was delayed until such non-compliances were rectified. Council Officers have since worked with the group to rectify the issues and compliance was achieved in November 2017.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012 s.236(1)(b)(i)* requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a government agency, other than by tender or auction. As PSBA is a Government Agency, s.236(1)(b)(i) applies and allows this lease of Council land.

Risk Management

The current and new lease requires building and public liability insurance to be maintained by the lessee.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition. There are clauses under the lease to address any non-compliance to these conditions.

Financial

Council will not incur any expenses as lease preparation costs, survey and registration with the Queensland Titles Office are to be paid by the lessee. Ongoing costs, including services and maintenance of the premises, are the responsibility of the lessee as per the standard lease conditions.

People

The recommendation from this report does not have Council staff implications.

Environmental

The recommendation from this report does not have environmental implications.

Social

Granting a new lease as outlined above will provide support to MIRFS who provide an essential community service in the Redlands Local Government 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 and volunteer emergency organisations. Whilst PSBA is a State Government Agency, the premises is occupied by MIRFS which is a volunteer emergency organisation and is therefore consistent with the policy.

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 Edwards, Councillor Division 5;
- Service Manager Disaster Planning & Operations;
- Service Manager Facilities Services;
- Service Manager City Sport & Venues Unit;
- Group Manager City Spaces;
- Acting Senior Solicitor; and
- Business Partnering Unit Financial Services.

OPTIONS

Option 1

That Council resolves to:

1. Make, vary or discharge a new lease to The State of Queensland (Represented by Public Safety Business Agency) over part of Lot 1 RP145352 situated at 266-276 High Central Road Macleay Island QLD 4184 as shown on the attached site plan, for a term of 10 years;
2. Agree that in accordance with s.236(2) of the Local Government Regulation 2012 that s.236(1)(b)(i) of the Local Government Regulation 2012 applies allowing the proposed lease to a government agency, other than by tender or auction;
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to sign all documents in regard to this matter; and
4. Agree that costs for lease preparation, survey and registration with the Queensland Titles Office be paid by the lessee.

Option 2

That Council resolves not to approve a new lease to The State of Queensland (Represented by Public Safety Business Agency) and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council to:

1. **Make, vary or discharge a new lease to The State of Queensland (Represented by Public Safety Business Agency) over part of Lot 1 RP145352 situated at 266-276 High Central Road Macleay Island QLD 4184 as shown on the attached site plan, for a term of 10 years;**
2. **Agree that in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(i) of the *Local Government Regulation 2012* applies allowing the proposed lease to a government agency, other than by tender or auction;**
3. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter; and**
4. **Agree that costs for lease preparation, survey and registration with the Queensland Titles Office be paid by the lessee.**

Attachment 1

The State of Queensland (Represented by Public Safety Business Agency)

Lot 1 RP 145352 – Lease area outlined in red



12 MAYORAL MINUTE

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

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 Local Government Regulation 2012.

14 NOTICES OF MOTION

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

15 URGENT BUSINESS WITHOUT NOTICE

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

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

16 CLOSED SESSION**16.1 ORGANISATIONAL SERVICES****16.1.1 VOLUNTARY TRANSFER OF LAND CONCESSION 2010**

Objective Reference: A2728526
Reports and Attachments (Archives)

Authorising/Responsible Officer: Deborah Corbett-Hall
Chief Financial Officer

Report Author: Thomas Turner
Team Leader Accounts Receivable and
Payments

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*

16.1.2 COUNCIL REVIEW OF PROPERTY CAPALABA

Objective Reference: A2725752
Reports and Attachments (Archives)

Authorising Officer: John Oberhardt
General Manager Organisational Services

Responsible Officer: Peter Kelley
Chief Executive Officer
Redlands Investment Corporation

Report Author: Anca Butcher
General Counsel
Redlands Investment Corporation

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

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

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

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

16.1.3 ACTIVATION OF CLEVELAND CBD

Objective Reference: A2725752
Reports and Attachments (Archives)

Authorising Officer: John Oberhardt
General Manager Organisational Services

Responsible Officer: Peter Kelley
Chief Executive Officer
Redlands Investment Corporation

Report Author: Anca Butcher
General Counsel
Redlands Investment Corporation

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

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

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

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

16.2 INFRASTRUCTURE & OPERATIONS**16.2.1 DELEGATED AUTHORITY – POINT LOOKOUT BACKLOG SEWER PROJECT**

Objective Reference:	A2700600 Reports and Attachments (Archives)
Authorising Officer:	Peter Best General Manager Infrastructure & Operations
Responsible Officer:	Bradley Taylor Group Manager Water & Waste Infrastructure
Report Author:	Clancy Cartlidge Project 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:

(e) contracts proposed to be made.

**16.2.2 URGENT SEWER REPLACEMENT – 108 OLD CLEVELAND ROAD,
CAPALABA**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer: Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Kevin McGuire
Group Manager Water & Waste Operations

Report Author: Simon Waite
Service Manager Network Operations

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:

(e) contracts to be made from it.

17 MEETING CLOSURE