



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 8 May 2019
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 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 Division 5A of the *Local Government Act 2009*).

In summary:

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

Under s.175C *Local Government Act 2009*, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*
- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.

Record of material personal interest

Under s.175J of the *Local Government Act 2009*, if a councillor has a material personal interest under section 175C of the *Local Government Act 2009*, the following information must **be recorded in the minutes of the meeting, and published on the local government's website**—

(a) *the name of the councillor who has the material personal interest in the matter;*

(b) *the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*

(c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.

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, under s.175E of the Local Government Act 2009, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- *The nature of the interest;*
- *If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-*
 - *The name of the other person;*
 - *The nature of the relationship or the value and date of the receipt of gift; and*
 - *The nature of the other person's interest in the matter.*

If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:

- *Whether there is a real or perceived conflict; and*
- *If the councillors decide that there is a real or perceived conflict, whether the councillor-*
 - *Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or*
 - *May participate in the meeting in relation to the matter, including voting on the matter.*

Record of conflict of interest

*Under s.175J of the Local Government Act 2009, if a councillor has a conflict of interest under section 175E, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—*

(a) the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;

(b) the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;

(c) the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;

(d) whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;

(e) if the councillor voted on the matter—how the councillor voted on the matter;

(f) how the majority of councillors who were entitled to vote at the meeting voted on the matter.

Duty to report another councillor's material personal interest or conflict of interest

Section 175G of the *Local Government Act 2009* imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

If a councillor at a meeting reasonably believes, or reasonably suspects:

- *That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and*
- *The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);*

The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.

Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G.

5 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

6 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 3 April 2019

7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

7.1 OPPORTUNITY TO PARTICIPATE IN A JOINT LOCAL GOVERNMENT ACTIVITY – REGIONAL APPROACH TO WASTE AND RESOURCE MANAGEMENT

At the General Meeting 12 December 2018 (Item 19.8 refers), Council resolved as follows:

That Council resolves as follows:

- 1. In accordance with section 228 2(b) of the Local Government Regulation 2012 to invite Expressions of Interest for the provision of waste disposal services, including the use of alternative waste disposal and recycling technologies, to service the needs of the Redland City Council (Council) Local Government Area, or as part of a regional arrangement, joint government entity or joint local government with other Councils in South East Queensland.*
- 2. To record its reasons for making the resolution, as detailed in Clause 1 above, as follows:*
 - a) A regional waste management solution may make alternative waste technologies feasible and economical where those technologies would not otherwise be viable options for Council due to the relatively small volume of waste disposed of by Council each year;*
 - b) A regional waste management solution may enable Council to implement an advanced solution to waste disposal not seen before in Queensland or Australia and be at the forefront of advanced alternative waste technology in Australia;*
 - c) Redland City Council and the SEQ-West region of councils are each involved in the management of recyclables and residual waste in their respective local government area;*
 - d) Redland City Council recognises that some existing methods of waste treatment and disposal including landfill disposal may not be sustainable in the long term;*
 - e) Redland City Council wishes to understand and compare all available options for long term treatment and/or disposal solution(s) for residual waste under their management;*

- f) *Redland City Council wishes to be positioned to benefit from and respond to developments in Queensland's new Waste Strategy and associated regulatory frameworks and local industry developments. Notably, the recently announced landfill levy (to be introduced in July 2019) may provide direct or indirect incentives for resource recovery projects; and*
- g) *Redland City Council believes that it is in its interests and its community's interests to investigate a regional approach to waste treatment and disposal, consider alternative waste treatment technologies and solutions, including energy from waste solutions, and derive the benefits from greater waste volumes. Noting that this investigation opportunity does not preclude RCC from pursuing or participating in other market based waste collection and disposal service delivery options and/or maintaining an active engagement with BCC, to understand future waste disposal contract opportunities and costs that may be offered by BCC.*
3. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to prepare and adopt a Tender Consideration Plan in accordance with section 230 of the Local Government Regulation 2012 outlining how Redland City Council can proceed to implement a local solution if required following the EOI process;*
 4. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to execute any agreements between councils participating in the Expression of Interest process, as detailed in Clauses 1 and 3 above; and*
 5. *The Group Manager Water and Waste Infrastructure be requested to submit a report to a future meeting detailing the outcomes of the Expressions of Interest, as detailed in Clause 1 and 3 above.*

A report will be presented to Council at the end of the year.

7.2 URGENT BUSINESS - LAND AT ORMISTON

At the General Meeting 20 March 2019 (Item 19.4 refers), Council resolved as follows:

That a report be tabled at a future General Meeting outlining all possible options to secure the best environmental outcomes for land at Ormiston.

This report is listed as Item 19.2 on this agenda.

8 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.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

10 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.

11 REPORTS FROM THE OFFICE OF THE CEO

Nil

12 REPORTS FROM ORGANISATIONAL SERVICES

12.1 MARCH 2019 MONTHLY FINANCIAL REPORT

Objective Reference:**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**Attachments:** 1. **March 2019 Monthly Financial Report** [↓](#)

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 March 2019.

BACKGROUND

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

ISSUES

Final Budget Review 2018-2019 and development of Budget 2019-2020

Council is working towards a final budget review for 2018-2019.

Interim audit 2018-2019

The Queensland Audit Office (QAO) conducted the 2018-2019 interim audit visit from 11-22 March. As per previous years, this visit affords the opportunity for interim reviews to be undertaken on Council's systems and controls. The interim management report will be reviewed as part of 2018-2019 year end audit.

Report to be tabled 8 May General Meeting

The agenda cut-off for 3 April General Meeting was prior to the end of March. There was only one General Meeting held during April and this report is being tabled at the next available May 8 General Meeting.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of March 2019.

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

The asset sustainability ratio did not meet the target at the end of March 2019 and continues to be a stretch target for Council with renewal spends of \$19.39M and depreciation expense of \$42.23M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

Legislative Requirements

The March 2019 financial reports are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The March 2019 financial reports have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of March 2019.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2018-2023 Corporate Plan:

8. Inclusive and ethical governance

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

8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date March 2019	Consulted on financial results and outcomes
Financial Services Group officers	Year to date March 2019	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date March 2019	Recipients of variance analysis between actual and budget. Consulted as required

OPTIONS**Option One**

That Council resolves to note the financial position, results and ratios for March 2019 as presented in the attached Monthly Financial Report.

Option Two

That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for March 2019 as presented in the attached Monthly Financial Report.

Monthly Financial Report

March 2019



MAKE A
DIFFERENCE
MAKE IT
COUNT





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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 March 2019. The revised annual budget referred to in this report incorporates the changes from the first budget review adopted by Council on 12 December 2018.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	(2,951)	(1,365)	1,076	2,441	179%	✓
Recurrent Revenue	279,319	206,155	202,794	(3,361)	-2%	✗
Recurrent Expenditure	282,270	207,520	201,718	(5,802)	-3%	✓
Capital Works Expenditure	83,980	55,586	43,445	(12,141)	-22%	✓
Closing Cash & Cash Equivalents	143,149	137,793	144,357	6,564	5%	✓

Council reported a year to date operating surplus of \$1.1M which is favourable to the revised budget by \$2.4M. The favourable variance in recurrent expenditure is mainly due to underspend in contractor and consultant costs as well as underspend in bulk water costs and vacancies across the organisation.

Capital grants, subsidies and contributions are below budget due to timing of developer cash contributions. Loss on disposal of non-current assets is mainly due to sale of fleet assets and replacement of road assets.

Council's capital works expenditure is below budget by \$12.1M due to underspend in the fleet replacement program and timing of works for a number of infrastructure projects.

Cash balance is higher than budget mainly due to underspend on payments for property, plant and equipment. Constrained cash reserves represent 73% of the cash balance.

2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Status Achieved ✓ Not achieved ✗	Annual Revised Budget	YTD March 2019	Target
Operating Surplus Ratio (%)	✓	-1.06%	0.53%	Between 0% and 10% (on average over the long-term)
Asset Sustainability Ratio (%)	✗	75.05%	45.91%	Greater than 90% (on average over the long-term)
Net Financial Liabilities (%)*	✓	-32.15%	-53.35%	Less than 60% (on average over the long-term)
Level of Dependence on General Rate Revenue (%)	✓	34.92%	35.39%	Less than 40%
Ability to Pay Our Bills - Current Ratio	✓	3.29	4.25	Between 1.1 & 4.1
Ability to Repay Our Debt - Debt Servicing Ratio (%)	✓	2.81%	3.87%	Less than or equal to 15%
Cash Balance \$M	✓	\$143.149M	\$144.357M	Greater than or equal to \$50M
Cash Balances - Cash Capacity in Months	✓	7.89	7.84	Greater than 3 months
Longer Term Financial Stability - Debt to Asset Ratio (%)	✓	1.34%	1.24%	Less than or equal to 10%
Operating Performance (%)	✓	23.79%	18.65%	Greater than or equal to 10%
Interest Coverage Ratio (%)**	✓	-0.67%	-0.87%	Less than 5%

* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

** The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)





3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates charges	100,486	100,486	75,192	73,893	(1,299)
Levies and utility charges	146,618	145,046	109,460	108,586	(874)
Less: Pensioner remissions and rebates	(3,493)	(3,413)	(2,548)	(2,445)	103
Fees	13,673	14,357	11,046	10,069	(977)
Rental income	912	912	692	630	(62)
Interest received	4,289	4,305	3,237	3,593	356
Dividend received	1,000	1,000	-	-	-
Sales revenue	3,735	3,745	2,817	2,717	(100)
Other income	694	841	723	739	16
Grants, subsidies and contributions	11,223	12,040	5,536	5,012	(524)
Total recurrent revenue	279,136	279,319	206,155	202,794	(3,361)
Recurrent expenses					
Employee benefits	86,248	87,379	65,062	63,978	(1,084)
Materials and services	129,100	129,391	93,286	89,642	(3,644)
Finance costs	2,840	2,856	2,150	2,174	24
Depreciation and amortisation	63,505	62,719	47,116	46,318	(798)
Other expenditure	507	630	440	261	(179)
Net internal costs	(713)	(705)	(534)	(655)	(121)
Total recurrent expenses	281,487	282,270	207,520	201,718	(5,802)
OPERATING SURPLUS / (DEFICIT)	(2,351)	(2,951)	(1,365)	1,076	2,441
Capital revenue					
Grants, subsidies and contributions	32,501	20,549	14,643	11,592	(3,051)
Non-cash contributions	6,868	10,219	2,848	288	(2,560)
Total capital revenue	39,369	30,768	17,491	11,880	(5,611)
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	101	31	2,611	2,580
Total capital expenses	289	101	31	2,611	2,580
TOTAL INCOME	318,505	310,087	223,646	214,674	(8,972)
TOTAL EXPENSES	281,776	282,370	207,551	204,329	(3,222)
NET RESULT	36,729	27,716	16,095	10,345	(5,750)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	36,729	27,716	16,095	10,345	(5,750)





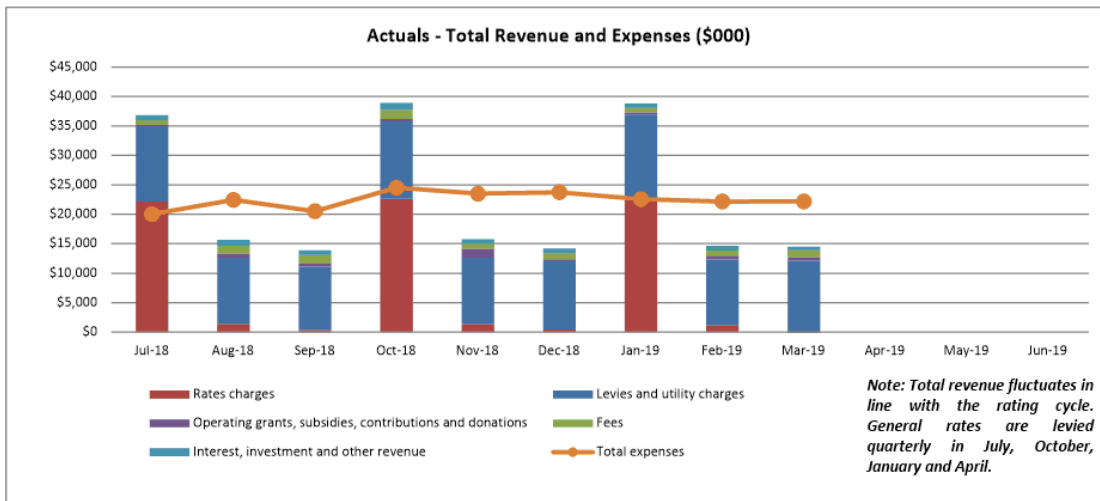
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Levies and utility charges					
Refuse collection rate charge	24,307	24,307	18,230	18,096	(134)
Special charges	723	723	663	664	1
SES separate charge	478	478	359	361	2
Environment separate charge	8,180	8,181	6,135	6,120	(15)
Separate charge landfill remediation	3,106	3,106	2,330	2,324	(6)
Wastewater charges	44,951	44,951	33,713	33,149	(564)
Water access charges	18,665	18,591	13,951	13,914	(37)
Water consumption charges	46,207	44,709	34,079	33,958	(121)
Total levies and utility charges	146,618	145,046	109,460	108,586	(874)

MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	33,755	35,187	23,393	22,290	(1,103)
Consultants	4,500	4,712	3,047	2,183	(864)
Other Council outsourcing costs*	16,902	17,498	12,515	13,150	635
Purchase of materials	48,229	46,762	35,548	34,792	(756)
Office administration costs	8,649	8,447	6,191	5,779	(412)
Electricity charges	5,786	5,786	4,462	4,035	(427)
Plant operations	4,190	4,291	3,175	2,914	(261)
Information technology resources	2,820	2,605	1,875	1,770	(105)
General insurance	1,423	1,213	930	821	(109)
Community assistance**	1,583	1,627	1,254	994	(260)
Other material and service expenses	1,263	1,263	896	914	18
Total materials and services	129,100	129,391	93,286	89,642	(3,644)

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

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





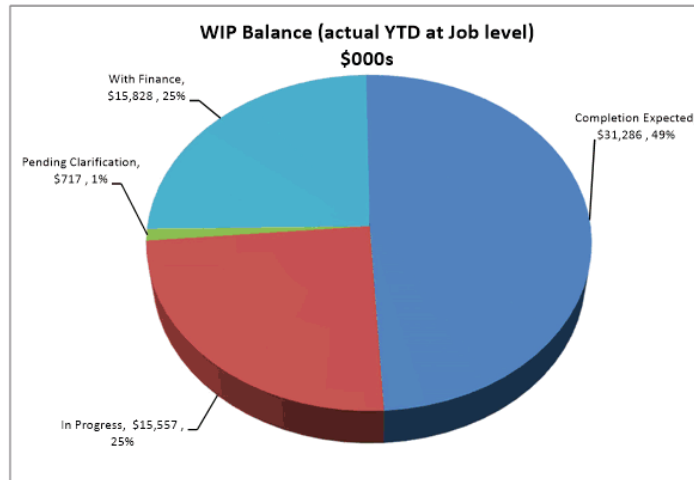
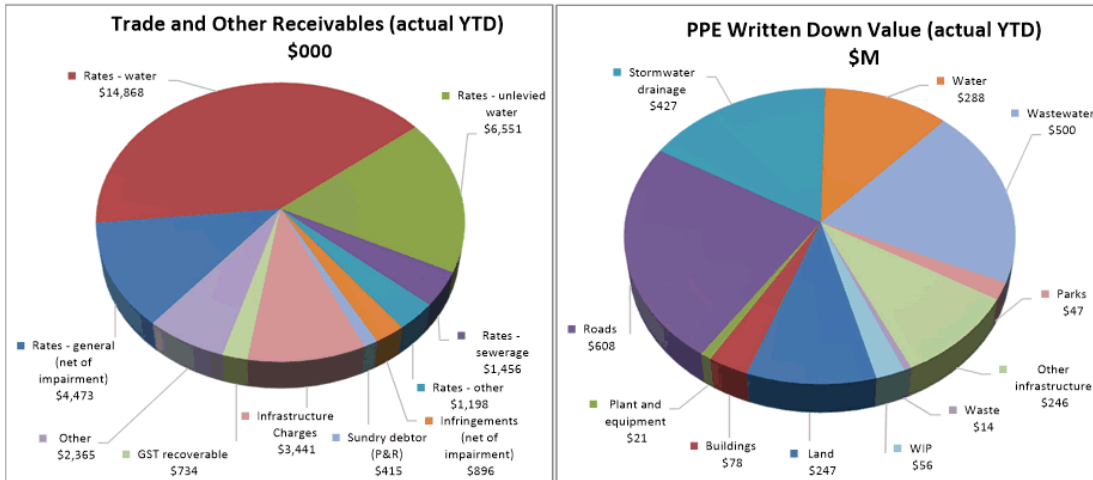
4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 March 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	167,263	143,149	137,793	144,357
Trade and other receivables	27,273	33,477	33,477	36,397
Inventories	556	1,108	1,108	962
Non-current assets held for sale	262	11,113	11,113	11,113
Other current assets	2,073	2,033	2,033	1,957
Total current assets	197,428	190,880	185,524	194,786
NON-CURRENT ASSETS				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,608,476	2,568,368	2,548,388	2,531,911
Intangible assets	826	1,038	1,278	1,753
Other financial assets	73	73	73	73
Investment in other entities	14,712	14,791	14,791	14,791
Total non-current assets	2,625,178	2,585,361	2,565,621	2,549,619
TOTAL ASSETS	2,822,606	2,776,241	2,751,145	2,744,405
CURRENT LIABILITIES				
Trade and other payables	40,840	31,435	21,767	22,371
Borrowings - current	7,713	7,728	7,728	7,728
Provisions - current	13,742	14,284	14,102	10,960
Other current liabilities	1,747	4,654	4,654	4,798
Total current liabilities	64,041	58,101	48,251	45,857
NON-CURRENT LIABILITIES				
Borrowings - non-current	29,651	29,537	26,435	26,435
Provisions - non-current	12,115	13,428	12,905	14,308
Total non-current liabilities	41,766	42,965	39,340	40,743
TOTAL LIABILITIES	105,807	101,066	87,591	86,600
NET COMMUNITY ASSETS	2,716,799	2,675,175	2,663,554	2,657,805
COMMUNITY EQUITY				
Asset revaluation surplus	1,070,838	1,003,168	1,003,168	1,003,168
Retained surplus	1,517,043	1,572,813	1,560,182	1,549,127
Constrained cash reserves	128,918	99,194	100,204	105,510
TOTAL COMMUNITY EQUITY	2,716,799	2,675,175	2,663,554	2,657,805





4. STATEMENT OF FINANCIAL POSITION - CONTINUED



PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*				
For the period ending 31 March 2019				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	Balance
	\$000	\$000	\$000	\$000
PPE movement				
Opening balance (includes WIP from previous years)	2,598,959	2,537,638	2,537,638	2,537,638
Acquisitions and WIP in year movement	73,748	94,183	58,418	43,348
Depreciation in year	(62,532)	(61,754)	(46,391)	(45,565)
Disposals	(1,699)	(1,699)	(1,277)	(3,502)
Other adjustments**	-	-	-	(8)
Closing balance	2,608,476	2,568,368	2,548,388	2,531,911

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

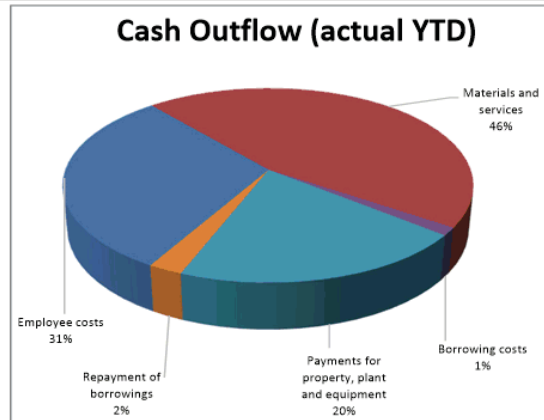
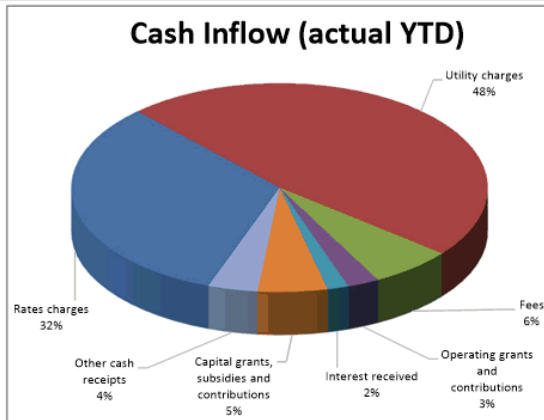
** Other adjustments include transfers between asset classes, revaluation adjustments, prior period adjustments and depreciation thereon.





5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS				
For the period ending 31 March 2019				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	\$000
	\$000	\$000	\$000	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	261,712	264,828	200,457	192,600
Payments to suppliers and employees	(213,794)	(214,822)	(166,651)	(162,984)
	47,919	50,006	33,806	29,616
Interest received	4,289	4,305	3,237	3,593
Dividend received*	1,000	1,000	-	1,500
Rental income	912	912	692	630
Non-capital grants and contributions	11,223	12,040	5,536	5,478
Borrowing costs	(2,809)	(2,809)	(2,809)	(2,809)
Net cash inflow / (outflow) from operating activities	62,533	65,455	40,462	38,008
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(66,880)	(83,964)	(55,569)	(43,059)
Payments for intangible assets	-	(16)	(16)	(386)
Proceeds from sale of property, plant and equipment	1,410	1,598	1,246	891
Capital grants, subsidies and contributions	32,501	20,549	14,643	11,876
Other cash flows from investing activities**	-	3,500	3,500	3,500
Net cash inflow / (outflow) from investing activities	(32,969)	(58,333)	(36,196)	(27,178)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	2,500	2,500	-	-
Repayment of borrowings	(5,035)	(5,035)	(5,035)	(5,035)
Net cash inflow / (outflow) from financing activities	(2,535)	(2,535)	(5,035)	(5,035)
Net increase / (decrease) in cash held	27,030	4,587	(769)	5,795
Cash and cash equivalents at the beginning of the year	140,234	138,562	138,562	138,562
Cash and cash equivalents at the end of the financial year / period	167,263	143,149	137,793	144,357



Total Cash Funding (Actual YTD)	220,068	Total Cash Expenditure (Actual YTD)	214,273
Total Cash Funding (Annual Revised Budget)	311,233	Total Cash Expenditure (Annual Revised Budget)	306,646
% of Budget Achieved YTD	71%	% of Budget Achieved YTD	70%

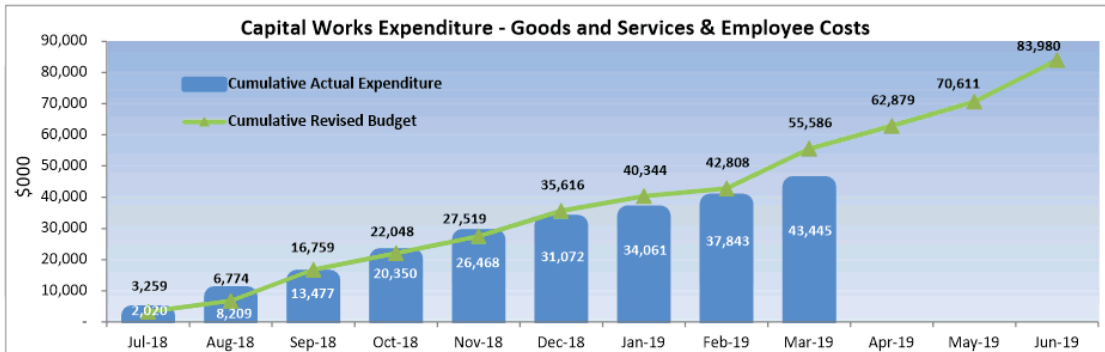
* Reclassified as operating cash flow to align with Annual Financial Statements and permitted by Australian Accounting Standard AASB 107 Statement of Cash Flows.

** Reclassified as cash flows from investing activities to align with Annual Financial Statements and permitted by Australian Accounting Standard AASB 107 Statement of Cash Flows.



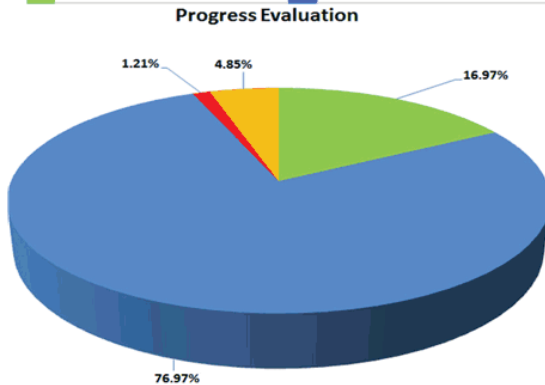


6. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Revised Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services	76,484	49,936	37,958	(11,978)
Capitalised employee costs	7,496	5,650	5,487	(163)
Total	83,980	55,586	43,445	(12,141)

7. PROGRAM AND PROJECT UPDATE



Programs and projects are what Council uses to introduce change to achieve corporate outcomes. They allow new infrastructure, products, systems, procedures and services to be delivered. Projects may be undertaken on a standalone basis or as part of a program. Programs and projects may span multiple financial years.

Council is currently progressing 165 programs and projects.

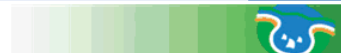
	Annual Revised Budget \$'000	YTD Actual \$'000	Commitments \$'000
Total Programs and Projects in Progress			
Capital*	71,703	38,775	6,861
Operational	12,497	4,544	1,264

*The capital spend on programs and projects is a subset of Council's total capital budget and excludes business as usual capital spend such as replacement of computers, fleet etc.

Notable Projects

Financially significant programs and projects with an annual budget of more than \$1M constitute 20 programs and projects and accounts for 66.81% of the total programs and projects budget. The status of two notable projects are as follows:

Project description	Progress
Station Master's Cottage project relates to the historic building c1889 known as the Station Master's Cottage (SMC) which was gifted to Redland City Council by the Cleveland RSL to make way for the RSL car park expansion. Council resolved to relocate the SMC to Linear Park Cleveland (State Reserve), adjacent the Lions Club and Old School House gallery as part of a 'Character Precinct'.	Meeting Expectations
Enhanced Visitor Experience - Eastern Encarpment Conservation Area project also known as the Redlands Coast Eastern Hinterland Experience will provide over 20km of multi-use fire trails, mountain biking downhill tracks, shared used trails and visitor infrastructure, connecting neighbouring trail networks, accommodation and businesses, providing a unique regional destination with recreation and tourism value. The project will enhance visitor access to natural areas while protecting biodiversity in the region, increasing utilisation and encouraging market growth for day trips and overnight stays, providing critical uplift to the local tourism and hospitality industries.	Meeting Expectations

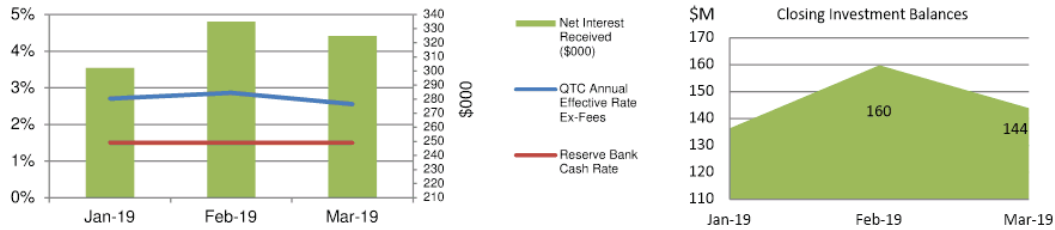




8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 March 2019

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$143.88M

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

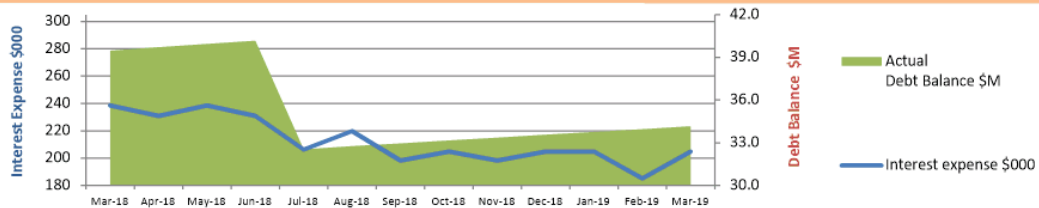
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC of 2.56% exceeds the Bloomberg AusBond Bank Bill Index (previously the UBS Bank Bill Index) of 2.02% as at the end of March 2019 in accordance with Corporate POL-3013. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in June 2018 for the 2018/2019 financial year

BORROWINGS AND BORROWING COSTS



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$7.84M, being \$5.03M principal and \$2.81M interest has been made *annually* in advance for 2018/2019 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2018. Interest will accrue monthly on a daily balance until next ADSP in July 2019 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$34.16M

General pool allocated to capital works is 99.41% and 0.59% is attributable to RedWaste.

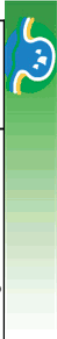
Council adopted its revised Debt Policy (POL-1838) in June 2018 for the 2018/2019 financial year





9. CONSTRAINED CASH RESERVES

Reserves as at 31 March 2019	Purpose of reserve	Opening Balance \$'000	To Reserve \$'000	From Reserve \$'000	Closing Balance \$'000
Special Projects Reserve:					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	3,625	453	(522)	3,556
Red Art Gallery Commissions & Donations Reserve	Purchases of art work for the RCC art collection	7	-	(7)	-
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	-	2,234	(68)	2,166
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	-	6,992	(2,287)	4,705
		3,632	9,679	(2,884)	10,427
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,324	1,470	(2,656)	6,138
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,192	233	-	2,425
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	10,107	4,033	-	14,140
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	9,222	1,597	(8)	10,811
Constrained Works Reserve-Capital Grants & Contributions	Unexpended capital grants and contributions received for specific projects	651	-	(188)	463
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	35,922	3,543	(4,212)	35,253
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	10,783	1,178	(3)	11,958
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	8,884	725	-	9,609
Constrained Works Reserve-Operating Grants & Contributions	Unexpended operating grants and contributions received for specific projects	919	-	(703)	216
Tree Planting Reserve	Acquisition and planting of trees on footpaths	88	27	(37)	78
		86,092	12,806	(7,807)	91,091
Separate Charge Reserve - Environment:					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	234	917	-	1,151
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	1,708	5,198	(5,161)	1,745
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	-	360	(275)	85
		1,942	6,475	(5,436)	2,981
Special Charge Reserve - Other:					
Bay Island Rural Fire Levy Reserve	Pass on revenue collected from levy to the Bay Island Rural Fire Brigade	-	172	-	172
SMBI Translink Reserve	Offset payment made to the State Govt. to assist with transport service to the Bay Islands	(8)	483	(482)	(7)
		(8)	655	(482)	165
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	743	8	-	751
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	422	4	-	426
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	1,036	-	(816)	220
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		1,650	12	(816)	846
TOTALS		93,808	29,627	(17,495)	105,940
	Closing cash and cash equivalents				144,357
	Reserves as percentage of cash balance				73%





10. REDLAND WATER STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	112,745	111,173	83,933	83,344	(589)
Total expenses	66,297	65,023	49,656	48,393	(1,263)
Earnings before interest, tax and depreciation (EBITD)	46,448	46,150	34,277	34,951	674
Interest expense	15,352	15,352	11,514	11,514	-
Depreciation	23,228	23,268	17,444	18,012	568
Operating surplus / (deficit)	7,868	7,530	5,319	5,425	106

REDLAND WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Capital contributions, donations, grants and subsidies	6,798	6,560	4,920	1,862	(3,058)
Net transfer (to) / from constrained capital reserves	(6,608)	(4,160)	(3,532)	(5,621)	(2,089)
Non-cash contributions	6,648	6,202	-	61	61
Funding from utility revenue	5,614	6,261	1,185	5,105	3,920
Total sources of capital funding	12,452	14,863	2,573	1,407	(1,166)
Contributed assets	6,648	6,202	-	-	-
Capitalised expenditure	5,804	8,661	2,573	1,407	(1,166)
Total application of capital funds	12,452	14,863	2,573	1,407	(1,166)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	25,901	25,901	19,428	19,584	156
Total expenses	19,155	19,607	14,600	14,861	261
Earnings before interest, tax and depreciation (EBITD)	6,746	6,294	4,828	4,723	(105)
Interest expense	30	26	20	20	-
Depreciation	216	242	177	212	35
Operating surplus / (deficit)	6,500	6,026	4,631	4,491	(140)

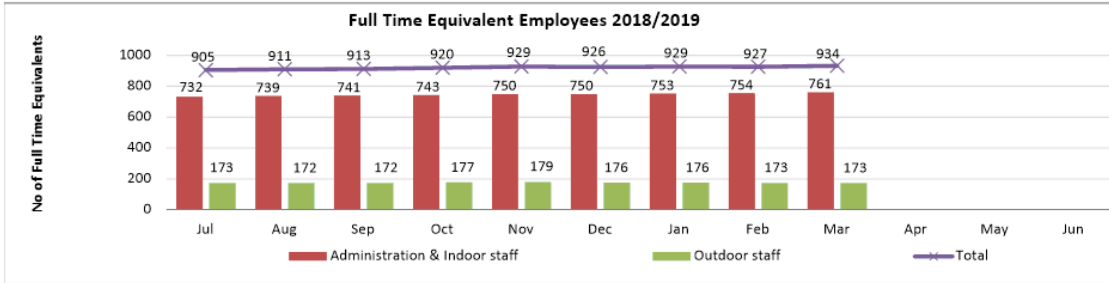
REDWASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	547	546	439	439	-
Total sources of capital funding	547	546	439	439	-
Capitalised expenditure	456	456	342	342	-
Loan redemption	91	90	97	97	-
Total application of capital funds	547	546	439	439	-





12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



March 2019: Headcount		Employee Type					
Department Level	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Total
Office of CEO	8	2	27	4	7	-	48
Organisational Services	8	6	169	13	29	4	229
Community and Customer Services	32	5	237	62	39	10	385
Infrastructure and Operations	30	6	314	12	20	1	383
Total	78	19	747	91	95	15	1,045

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

Overdue Rates Debtors

Days Overdue	Mar-19	% Overdue	Mar-18	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$2,260	0.0%	\$1,935	0.0%	\$325	0.0%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$4,065,626	2.0%	\$3,594,532	1.9%	\$471,094	0.1%	
61 - 90	\$1,571	0.0%	\$0	0.0%	\$1,571	0.0%	
91 - 180	\$1,901,100	0.9%	\$1,638,629	0.9%	\$262,471	0.0%	
>180	\$3,834,412	1.9%	\$3,140,195	1.6%	\$694,217	0.3%	
Total	\$9,804,969	4.8%	\$8,375,291	4.4%	\$1,429,678	0.4%	





13. GLOSSARY

Key Terms

Written Down Value:

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

Work In Progress:

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

Definition of Ratios

Operating Surplus Ratio*:

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

$$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$$
Asset Sustainability Ratio*:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out

$$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$$
Net Financial Liabilities*:

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

$$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$$
Level of Dependence on General Rate Revenue:

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

$$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$$
Current Ratio:

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

$$\frac{\text{Current Assets}}{\text{Current Liabilities}}$$
Debt Servicing Ratio:

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

$$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$$
Cash Balance - \$M:

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

Cash Held at Period End

Cash Capacity in Months:

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

$$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$$
Longer Term Financial Stability - Debt to Asset Ratio:

This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets

$$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$$
Operating Performance:

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

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

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

$$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$$

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



12.2 2018-2019 FINAL BUDGET REVIEW

This report is being finalised.

12.3 AUDIT COMMITTEE OF 13 MARCH 2019

Objective Reference:**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Kailesh Naidu, Principal Adviser Internal Audit**Attachments:** 1. **Audit Committee Minutes 13 March 2019** [↓](#)**PURPOSE**

The purpose of this report is to present the minutes of the Audit Committee meeting held on 13 March 2019 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009* and other relevant legislation. To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the Committee's recommendations about these matters.

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 13 March 2019.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This report has been prepared in accordance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*

Risk Management

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

Financial

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

People

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

Environmental

There are no environmental impacts resulting from this report.

Social

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

Alignment with Council's Policy and Plans

This report aligns with Council's Corporate Plan 2018-2023 *Outcome 8 Inclusive and ethical governance*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Audit Committee members	15 March 2019	Audit Committee members were consulted to review the minutes prior to being finalised.

OPTIONS**Option One**

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee meeting of 13 March 2019.

Option Two

That Council resolves to note this report and requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee meeting of 13 March 2019.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE

Wednesday, 13 March 2019

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD



AUDIT COMMITTEE MEETING MINUTES**13 MARCH 2019****Order Of Business**

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4	Receipt and Confirmation of Minutes	3
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AUDIT COMMITTEE MEETING MINUTES

13 MARCH 2019

AUDIT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 13 MARCH 2019 AT 9.35AM – 11.11AM

1 DECLARATION OF OPENING

The chair declared the meeting open at 9.35am.

2 RECORD OF ATTENDANCE AND APOLOGIES**MEMBERS PRESENT:**

Cr Paul Gleeson	Councillor Member and Chairperson
Cr Karen Williams	Mayor
Virendra Dua	External Member
Peter Dowling	External member

SECRETARY:

Kailesh Naidu	Principal Adviser Internal Audit
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ATTENDEES:

Andrew Chesterman	Chief Executive Officer
John Oberhardt	General Manager Organisational Services
Peter Best	General Manager Infrastructure and Operations
Louise Rusan	General Manager Community and Customer Services
Deborah Corbett-Hall	Chief Financial Officer
Andrew Ross	General Counsel
Tony Beynon	Group Manager Corporate Governance
Mark Davis	Service Manager Risk and Liability Services
Joy Manalo	Service Manager Corporate Finance
Arun Varghese	Internal Auditor
Julie O'Brien	Queensland Audit Office (QAO)
Ashley Carle	Bentleys – QAO Audit Representative
Peter Paterson	Bentleys – QAO Audit Representative
Sean Rooney	Partner – PwC
Anita Kubler	Senior Manager – PwC
Samantha Cox	Delivery Manager – PwC

OBSERVERS:

Cr Tracey Huges	Councillor Division 8
Graham Simpson	Group Manager Environment and Regulation
Kevin McGuire	Group Manager Water and Waste Operations
Donna Wilson	Service Manager Compliance
Pippa Donaldson	Service Manager Environment and Education
Jen Gisler	Principal Adviser Business Planning and Performance
Trish Thomson	Procurement Transformation Manager
Rukmie Lutherus	Principal Adviser Finance

APOLOGY:

Amanda Daly	Head of People and Culture
Melissa Read	QAO

MINUTES:

Lizzi Striplin	Corporate Meetings and Registers Supervisor
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AUDIT COMMITTEE MEETING MINUTES**13 MARCH 2019**

3 CONFLICT OF INTEREST DECLARATION

No conflicts of interest were declared.

4 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee of 4 October 2018 were confirmed.

5 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of the previous meeting of the Audit Committee was presented:

- 5.1 The Committee requested that a report on capital and operational projects be presented.

An update was provided by General Manager Organisational Services and Chief Executive Officer. The terms of reference of the Capital and Operational Advisory Board was distributed to the Audit Committee.

Carried forward to the next Audit Committee

- 5.2 The Committee requested that an issues register is presented.

The issues register is currently in development and will be presented at the next Audit Committee.

Carried forward to the next Audit Committee

- 5.3 The Committee requested that the audit universe is updated to demonstrate alignment between assurance activities and the Corporate Plan outcomes.

An update will be provided to the Audit Committee as part of the Audit Planning process and will be presented at the Audit Committee in July 2019.

Carried forward to the next Audit Committee

- 5.4 The Committee requested that the ageing of overdue rates is included in the Council's end of month financial reports.

An update was provided by the Chief Financial Officer in Item 7.

Item completed

- 5.5 The Committee requested that the status updates on all high risk rated recommendations are provided.

An update was provided by Principal Adviser Internal Audit in Item 11.

Item completed

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AUDIT COMMITTEE MEETING MINUTES**13 MARCH 2019****6 UPDATE FROM THE CHIEF EXECUTIVE OFFICER****6.1 UPDATE FROM THE CHIEF EXECUTIVE OFFICER**

A comprehensive verbal update on general organisational and Council matters was provided by the Chief Executive Officer.

COMMITTEE DECISION

The Audit Committee notes the update as presented.

7 COUNCIL FINANCIAL REPORTS**7.1 END OF MONTH FINANCIAL REPORT FOR JANUARY 2019**

Council's End of Month Financial Report for January 2019 was presented to the Audit Committee and an update was provided by the Chief Financial Officer.

COMMITTEE DECISION

The Audit Committee notes the report and update as presented.

7.2 ASSET VALUATIONS 2018-2019

An update on the 2018-2019 Asset Valuations was presented to the Audit Committee by the Chief Financial Officer.

COMMITTEE DECISION

The Audit Committee notes the report as presented.

8 QUARTERLY COMPLIANCE SURVEYS

An update on the Quarterly Compliance Surveys was presented to the Audit Committee by the Group Manager Corporate Governance.

COMMITTEE DECISION

The Audit Committee notes the update on the compliance reporting framework and endorses the closure of the two outstanding audit recommendations.

9 INTERNAL AUDIT PLAN**9.1 STATUS OF INTERNAL AUDIT PLAN 2018-2019**

The status of Council's Audit Plan for 2018-2019 was presented to the Audit Committee by the Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee notes the status update on the Internal Audit Plan for FY 2018-2019.

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AUDIT COMMITTEE MEETING MINUTES**13 MARCH 2019**

10 INTERNAL AUDIT REPORTS**10.1 INTERNAL AUDIT REPORTS ISSUED**

Internal Audit reports issued since the last Audit Committee meeting were presented by Principal Adviser Internal Audit and PwC.

COMMITTEE DECISION

The Audit Committee notes the reports as presented.

11 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**11.1 STATUS OF INTERNAL AUDIT RECOMMENDATIONS**

An update on the status of the Internal Audit recommendations was presented to the Audit Committee by the Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee notes:

- 1. The update provided on the recommendations currently tracked for implementation; and**
- 2. That the reporting is streamlined, retaining the briefing note with detailed updates on recommendations which are significantly past the due date.**

12 UPDATE FROM EXTERNAL AUDITORS**12.1 EXTERNAL AUDIT UPDATE MARCH 2019**

An update was presented to the Audit Committee by Bentleys and Queensland Audit Office.

COMMITTEE DECISION

The Audit Committee notes the reports and update as presented.

13 OTHER BUSINESS**13.1 AUDIT COMMITTEE POLICY AND CHARTER**

The changes to the Audit Committee Policy and Charter was presented by Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee endorses the changes made to the Audit Committee Policy and Charter.

13.2 INTERNAL AUDIT POLICY AND CHARTER

The changes to the Internal Audit Policy and Charter was presented by Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee:

- 1. Endorses the changes made to the Internal Audit Policy; and**
- 2. Notes that the Internal Audit Charter is to be expanded to include the accountabilities of the Internal Audit co-sourced partner.**

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AUDIT COMMITTEE MEETING MINUTES**13 MARCH 2019****13.3 RISK MANAGEMENT**

An update on Council's risk management activities was presented to the Audit Committee by the Service Manager Risk and Liability Services.

COMMITTEE DECISION

The Audit Committee notes the update as presented.

14 MEETING CLOSURE

The meeting closed at 11.11am.

12.4 POL-3008 AUDIT COMMITTEE POLICY AND POL-3009 INTERNAL AUDIT POLICY - REVIEW**Objective Reference:****Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Kailesh Naidu, Principal Adviser Internal Audit**Attachments:**

1. Statutory Policy POL-3008 Audit Committee [↓](#)
2. Statutory Policy POL-3009 Internal Audit [↓](#)

PURPOSE

Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit* have been reviewed in consultation with the Audit Committee. The purpose of this report is to adopt the revised policies.

BACKGROUND

In accordance with the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*, Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit* provide the scope of Council's Audit Committee responsibilities and the function of Internal Audit in the organisation.

ISSUES

Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit* have been updated to align with the structure defined in Council's policy management framework. This has resulted in the Audit Committee Charter and Internal Audit Charter previously contained within the respective policy to be separated as standalone documents. The Audit Committee Charter and Internal Audit Charter are terms of reference for the Audit Committee and Internal Audit function. The Audit Committee has endorsed the Audit Committee Charter and Internal Audit Charter at its meeting on 13 March 2019.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The policies reflect the requirements of section 105 of the *Local Government Act 2009* and sections 207-211 of the *Local Government Regulation 2012*.

Risk Management

Clear policies on Audit Committee responsibilities and the function of Internal Audit strengthen Council's risk management activities.

Financial

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

People

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

Environmental

There are no environmental impacts resulting from this report.

Social

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

Alignment with Council's Policy and Plans

The report aligns to *Outcome 8 Inclusive and ethical governance of the Corporate Plan 2018-2023*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Audit Committee	13 March 2019	The draft policies were presented to the Audit Committee for feedback. No changes to the policies were proposed.

OPTIONS**Option One**

That Council resolves to adopt the revised Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit*.

Option Two

That Council resolves to request more information on, or changes to the revised Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit*.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the revised Statutory Policy *POL-3008 Audit Committee* and Statutory Policy *POL-3009 Internal Audit*.

policy document



Statutory POL-3008

Audit Committee Policy

Head of Power

The Audit Committee is established in accordance with section 105 of the *Local Government Act 2009* and sections 208 – 211 of the *Local Government Regulation 2012*.

Policy Objective

In accordance with the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*, the Audit Committee Policy provides the scope of the Audit Committee's assurance, oversight and advisory responsibilities which is outlined in the Audit Committee Charter.

Policy Statement

The objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial management and reporting responsibilities. More specifically the Audit Committee will:

- Enhance the ability of Councillors to discharge their legal responsibility to exercise due care, diligence and skill in relation to compliance with applicable laws and policy.
- Encourage and support a culture of good corporate governance, and robust internal control and risk management frameworks at all levels within Council.
- Promote the need for public accountability of officers to Council and ratepayers as well as other stakeholders.
- Ensure the independence and effectiveness of Council's Internal Audit function.
- Add to the credibility and objectivity of financial reports. Monitor the application of appropriate accounting and disclosure policies.
- Monitor the adequacy of policies to prohibit unethical, questionable or illegal activities.
- Monitor and oversee the implementation of Council's fraud and corruption prevention policy and initiatives.
- Advise Council regarding management of its strategic risks.
- Facilitate communication between management, internal and external audit, and Council.

Associated Documents

Statutory POL-3009 Internal Audit Policy

Audit Committee Charter

Internal Audit Charter

Document Control

The Audit Committee Policy will be reviewed in accordance with Council's policy review timeframes and the updates will be endorsed by the Audit Committee. Any requests to change the content of this document should be sent to the manager responsible for Internal Audit and will be approved via a Council resolution.

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration on the Policy, Guidelines and the Procedures Register.

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Statutory POL-3008

Version Information

Version number	Date	Key Changes
8	August 2013	<ul style="list-style-type: none"> • Updated referrals made to the <i>Local Government Act 2009</i> and the <i>Local Government Regulation 2012</i> to incorporate any changes to the Act and Regulation. • Added the requirement for the Audit Committee to monitor and oversee the implementation of Council's fraud control policy and initiatives. • Removed the requirement for an alternate member to be appointed to the Audit Committee. • Removed the ability of management to request extensions to implementation dates of audit recommendations. • Added the responsibility of the Audit Committee to provide an effective oversight function to ensure that fraud and corruption control objectives are being met in relation to mitigation of fraud and corruption risks. • Added the requirement for a meeting to be scheduled before the financial statements are certified and given to the Auditor-General for auditing. • Changes due to organisational restructure and Councillors' new portfolio structure. • Minor formatting and wording changes.
9	August 2016	<ul style="list-style-type: none"> • Added a paragraph on requirement of the Audit Committee members to have the range of skills and experience relevant to the Committee's responsibilities. • Added the following sections: <ul style="list-style-type: none"> ○ Appointment and Tenure; ○ Member Responsibilities; ○ Conflict of Interest; ○ Performance Review and Assessment; ○ Induction of New Members; and ○ Document Control. • Additional detail regarding administration and distribution of Audit Committee agendas and minutes. • Minor formatting and wording changes.
10	January 2019	The Policy was updated in accordance with Council's templates and the Audit Committee Charter was separated from the Policy as a standalone document.

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Statutory POL-3009

Internal Audit Policy

Head of Power

Council's Internal Audit function has been established in accordance with section 105 of the *Local Government Act 2009* and section 207 of the *Local Government Regulation 2012*.

Policy Objective

In accordance with the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*, the Internal Audit Policy provides the scope of Council's Internal Audit function.

Policy Statement

Internal auditing is an independent and objective assurance and consulting function designed to assist Council and its controlled entities in achieving their strategic and operational goals. The objective of Internal Audit is to provide management and Council with independent advice on the following:

- Adequacy and effectiveness of the system of internal controls.
- Effectiveness of risk management, legal compliance and governance systems.
- Economy, efficiency and effectiveness of the use of resources.
- Systems established to ensure compliance with policies, plans, procedures, statutory requirements and regulations which could have a significant impact on operations.
- Relevance, reliability and integrity of management, financial and operating data and reports.
- Safeguarding of assets, including physical verification of assets where appropriate.
- Performance of programs and projects compared to established criteria.
- Fraud risks identification and development of fraud prevention and monitoring strategies.
- Special assignments and investigations on behalf of the Chief Executive Officer.

Internal auditors, in the course of their duties, have unrestricted access to all records, monies, assets and personnel and are permitted to review all transactions, policies and functions in Council.

Associated Documents

Statutory POL-3008 Audit Committee Policy

Audit Committee Charter

Internal Audit Charter

Document Control

The Internal Audit Policy will be reviewed in accordance with Council's policy review timeframes and the updates will be endorsed by the Audit Committee. Any requests to change the content of this document should be sent to the manager responsible for Internal Audit and will be approved via a Council resolution.

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration on the Policy, Guidelines and the Procedures Register.

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Statutory POL-3009

Version Information

Version number	Date	Key Changes
5	August 2013	<ul style="list-style-type: none"> Updated referrals made to the <i>Local Government Act 2009</i> and the <i>Local Government Regulation 2012</i> to incorporate any changes to the Act and Regulation. Removed the referral to the general complaints process being managed and co-ordinated by Internal Audit. Added changes to the structure of Internal Audit's resourcing. Added the formal exit meeting held with relevant management at the completion of an audit to discuss the draft report and audit findings and recommendations. Removed the need for a draft report to be issued in two stages – firstly to the Group Manager, then to the General Manager. Only one draft report to be issued to all management concerned for their comments and feedback. Removed the ability of management to request extensions to implementation dates of audit recommendations. Removed the requirement to report second and subsequent extensions of audit recommendations to the Audit Committee. Added General Managers' responsibility to present internal audit reports relating to their area of operations to the Audit Committee. Changes due to the new organisational structure. Minor formatting and wording changes.
6	August 2016	<ul style="list-style-type: none"> Added definition of internal auditing in accordance with the Institute of Internal Auditors. Removed structure of Internal Audit Unit. Added an objective to assist management to identify the risks of fraud and develop fraud prevention and monitoring strategies. Added confirmation and disclosure by Internal Audit of their independence to the Audit Committee on an annual basis. Removed the detailed responsibilities of manager and staff of Internal Audit through reference to individual position descriptions. Included guidance by the International Standards for the Professional Practice of Internal Audit and Code of Ethics of the Institute of Internal Auditors. Added a section on Quality Assurance. Added a section on Document Control. Minor formatting and wording changes.
7	January 2019	The Policy was updated in accordance with Council's templates and the Internal Audit Charter was separated from the Policy as a standalone document.

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12.5 POL-3134 INVESTIGATIONS POLICY - NEW POLICY

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Marita West, Governance Service Manager

Attachments: 1. POL-3134 Investigations Policy [↓](#)

PURPOSE

Pursuant to section 150AE of the *Local Government Act 2009* (the Act), Council adopt the Investigations Policy in Attachment 1.

BACKGROUND

Changes to legislation were implemented on 3 December 2018 and this included that a local government must adopt, by resolution, an investigations policy about how it deals with suspected inappropriate conduct of Councillors referred by the Office of the Independent Assessor (OIA) to the local council.

ISSUES

Following recent changes to legislation, there is an identified process to manage complaints referred from the OIA to Council regarding suspected inappropriate conduct by a Councillor. Council must adopt an Investigations Policy that sets out how Council will conduct investigations, appoint an investigator and identify the process to make a determination and/or order.

The attached Investigations Policy is drafted based on the Example Investigations Policy provided by the Department of Local Government Racing and Multicultural Affairs.

STRATEGIC IMPLICATIONS

Legislative Requirements

Adopting the Investigations Policy will meet the requirements of section 150AE of the Act.

Risk Management

Council will be in breach of legislation if it does not adopt an Investigations Policy.

Financial

There are no financial implications.

People

Access to Employee Assistance Program (EAP) and report in line with Council's policy.

Environmental

There are no environmental implications.

Social

There are no social implications.

Alignment with Council's Policy and Plans

Corporate Plan Priority 8, Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Chief Executive Officer	December 2018	Supported
General Manager Organisational Service	December 2018 and March 2019	Supported
General Counsel	March 2019	Supported
Councillors	December 2018 and February 2019	Supported

OPTIONS**Option One**

That pursuant to section 150AE of the *Local Government Act 2009*, Council resolves to adopt POL-3134 Investigations Policy attached to this report.

Option Two

That Council resolves to adopt POL-3134 Investigations Policy with amendments.

OFFICER'S RECOMMENDATION

That pursuant to section 150AE of the *Local Government Act 2009*, Council resolves to adopt POL-3134 Investigations Policy attached to this report.

policy document



STATUTORY POL-3134

Investigations Policy

Head of Power

Section 150AE of the *Local Government Act 2009* (the LGA).

Policy Objective

To investigate and determine complaints about the alleged inappropriate conduct of a Councillor/s which has been referred by the Independent Assessor. This policy does not relate to more serious Councillor conduct.

Definitions

Assessor means the Independent Assessor appointed under section 150CV of the LGA

behavioural standard means a standard of behaviour for Councillors set out in the Code of Conduct approved under section 150E of the LGA

conduct includes—

- (a) failing to act; and
- (b) a conspiracy, or attempt, to engage in conduct

Councillor conduct register means the register required to be kept by Council as set out in section 150DX of the LGA

inappropriate conduct see section 150K of the LGA

investigation policy, refers to this policy, as required by section 150AE of the LGA

investigator means the person responsible under this investigation policy for carrying out the investigation of the suspected inappropriate conduct of a Councillor or Mayor

LGA means the *Local Government Act 2009*

local government meeting means a meeting of—

- (c) a local government; or
- (d) a committee of a local government.

misconduct see section 150L of the LGA

model procedures see section 150F of the LGA

natural justice – a set of principles to ensure fair and just decision making, including a fair hearing, an absence of bias, decisions based on evidence, and the proper examination of all issues.

referral notice see section 150AC of the LGA

Tribunal means the Councillor Conduct Tribunal as established under section 150DK of the LGA

unsuitable meeting conduct see section 150H of the LGA

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STATUTORY POL-3134

Policy Statement

Council is committed to:

1. Complying with legislation
2. Best practice democratic and corporate governance
3. Maintaining ethical and legal behaviour of Councillors
4. Transparent and effective processes and decision making in the public interest

1. Confidentiality

Matters of suspected inappropriate conduct of a Councillor are confidential except as otherwise specifically provided for either in the LGA or this investigation policy.

Note: It must be kept in mind that the matter is an allegation only and not yet proven. Further, there will be circumstances where the detail of the referral will need to remain confidential to the Local Government. Any release of confidential information that a Councillor knows, or should reasonably know, to be confidential to the local government may be contrary to section 171(3) of the LGA and dealt with as misconduct.

2. Natural Justice

Any investigation of suspected inappropriate conduct of a Councillor/s must be carried out in accordance with natural justice. An overview of the principles of natural justice follows.

"Natural justice" or procedural fairness, refers to three key principles:

- the person being investigated has a chance to have his or her say before adverse formal findings are made and before any adverse action is taken (fair hearing)
- the investigator(s) should be objective and impartial (absence of bias), and
- any action taken is based on evidence (not suspicion or speculation).

A fair hearing means the Councillor who is the subject of the suspected inappropriate conduct matter must be told of the case against them including any evidence and be provided with an opportunity to put their case in writing with the investigation report provided to the Councillors as part of the meeting agenda.

An absence of bias means that any investigation must not be biased or be seen to be biased in any way. This principle embodies the concept of impartiality.

Decisions based on evidence requires that the investigation should not be based on mere speculation or suspicion but instead must be based upon evidence material.

A proper examination of all issues means the investigation must give a proper and genuine consideration to each party's case.

3. Assessor's referral

The Council may receive from the Assessor a referral notice about the suspected inappropriate conduct of a Councillor/s. Council may also receive referrals directly and should forward these to the independent assessor for preliminary assessment.

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4. Receipt of Assessor's referral

On receipt of a referral notice about the suspected inappropriate conduct of a Councillor/s from the Assessor, the Council's Chief Executive Officer will forward a copy of that referral notice to the Mayor and all Councillors as a confidential document.

Should the Mayor or a Councillor/s (other than the subject of the complaint or the complainant) disagree with any recommendation accompanying the Assessor's referral notice or form the opinion that the complaint should be dealt with in a way other than under this policy, the Mayor or Councillor may request the matter be placed on the agenda of the next Council meeting to decide on the appropriate process to investigate the complaint. Such a request must be made in accordance with the Council's meeting procedure requirements.

5. Investigator

The General Manager Organisational Services (GMOS) will manage the investigation of suspected inappropriate conduct of other Councillors.

If the suspected inappropriate conduct involves conduct that in the circumstances, the GMOS believes, it is in the best interests of the investigation to refer the matter for external investigation, then the GMOS will engage an independent external investigator to manage the investigation.

6. Early resolution

Before beginning an investigation, the investigator must consider whether the matter is appropriate for early resolution prior to the investigation. This consideration includes any recommendation made by the Assessor.

A matter is only appropriate for early resolution if the parties to the matter agree to explore early resolution.

The investigator may at his/her discretion engage an independent person with suitable qualifications or experience to facilitate this process.

If the matter cannot be resolved, the matter will then be investigated as outlined in this investigation policy.

If the matter is resolved prior to investigation, the investigator will advise the Chief Executive Officer of this outcome. In turn, the Chief Executive Officer will advise the Mayor and all Councillors that the matter has been resolved. The Chief Executive Officer will also update the Councillor Conduct Register to reflect this.

7. Timeliness

The investigator will make all reasonable endeavors to complete the investigation and provide a report for inclusion on the agenda of a Council meeting no more than eight weeks after the receipt of the complaint.

Note: If the investigator is of the opinion that it may take longer than eight weeks to complete the investigation, the matter should be raised with the Office of the Independent Assessor to seek an extension of time.

8. Possible misconduct or corrupt conduct

If during the course of an investigation the investigator obtains information which indicates a Councillor/s may have engaged in misconduct, the investigator must cease the investigation and advise the Chief Executive Officer. The Chief Executive Officer will then notify the Assessor of the possible misconduct.

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If during the course of an investigation, the investigator obtains information which indicates a Councillor/s may have engaged in corrupt conduct, the investigator must cease the investigation and advise the Chief Executive Officer. The Chief Executive Officer will then notify the Crime and Corruption Commission of the possible corrupt conduct.

Instances of suspected misconduct or corrupt conduct may be referred back to the Council if determined by the Assessor or Crime and Corruption Commission to be inappropriate conduct.

9. Completion of investigation

On the completion of an investigation, the investigator will provide a report to the Council outlining the investigation process, the investigation findings, any recommendations about dealing with the conduct and a record of the investigation costs.

The Council will consider the findings and recommendations of the investigator's report and decide whether the Councillor has engaged in inappropriate conduct and, if so, what action it will take under section 150AH of the LGA.

Provisions for internal and external review of decisions are set out in sections 150CO to 150CS of the LGA.

10. Notice about the outcome of investigation

After an investigation is finalised, the Council must give notice about the outcome of the investigation to the person who made the complaint about the Councillor/s' conduct that was the subject of the investigation.

11. Councillor conduct register

The Chief Executive Officer must ensure decisions about suspected inappropriate conduct of a Councillor/s must be entered into the Councillor conduct register.

Where a complaint has been resolved under section 6 of this policy, the Chief Executive Officer will update the register to reflect that the complaint was withdrawn.

12. Expenses

Council must pay any reasonable expenses of Council associated with the early resolution or investigation of suspected inappropriate conduct of a Councillor including any costs of:

- the president of the Tribunal in undertaking an investigation for Council
- a mediator engaged under this investigation policy
- a private investigator engaged on behalf of or by the investigator
- travel where the investigator needed to travel to undertake the investigation or to interview witnesses
- seeking legal advice
- engaging an expert.

Note: Council may order the subject Councillor reimburse it for all or some of the costs arising from the Councillor's inappropriate conduct.

Any costs incurred by complainants or the subject Councillors will not be met by Council.

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STATUTORY POL-3134

Associated Documents

Code of Conduct for Councillors in Queensland.

Version Information

Version number	Date	Key Changes
1	March 2019	New Policy

Draft

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Group: Corporate Governance
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12.6 MAKING SUBORDINATE LOCAL LAW NO. 1.9 (OPERATION OF CEMETERIES) 2015**Objective Reference:****Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Kristene Viller, Policy and Local Laws Coordinator

Attachments:

1. **Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019** [↓](#)
2. **Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015** [↓](#)

PURPOSE

The purpose of this report is to proceed with the making of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*, which amends *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*. The amendment removes the imposition of a 1 year term of approval for operation of a cemetery instead allowing the term to be decided during the approval process and corrects minor grammatical errors.

BACKGROUND

At the General Meeting on 7 March 2018, Council made a resolution to commence the process for amending *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*.

The amendments to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* are detailed in the amending instrument (Attachment 1).

Please note that in the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015 (Attachment 2)* the only changes made are to:

Section	Amendment
Schedule 1, section 5(3)(i)	Correct Coroner's Act 2003 to Coroners Act 2003
Schedule 1, section 7(3)	Deleted "an approval may be granted for the term of up to 1 year".
Schedule 1, section 8(2)	Deleted "the term for which approval may be renewed or extended must not exceed 1 year".
Schedule 1, section 8(3)	Renumbered to 8(2)

ISSUES**State Interest Check**

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on subordinate local laws.

Public Interest Review

The *Local Government Act 2009* (the Act) requires that any subordinate local law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

The *Local Government Regulation 2012* (Regulation) provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (the Guideline).

Review of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* found that no anti-competitive provisions were present.

Community Consultation

At the General Meeting on 12 December 2018 Council resolved to commence community consultation for the proposed amendments to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*. A decision not to proceed with one component of the amendments, opting instead to keep the existing drafting has resulted in there no longer being a need to undertake community consultation. The remaining changes are insubstantial in nature and in accordance with Council's adopted local law making process not subject to community consultation.

Insubstantial changes

Under the Local Law Making Process, the making of the Amending Instrument must follow steps 1 through 9 if they involve substantial amendments or affect anti-competitive provisions. If Council decides by resolution that the Amending Instrument only amends an existing subordinate local law to make an insubstantial change and the amendment does not affect anti-competitive provisions, Council may skip steps 2 to 4 inclusive (public consultation and anti-competitive procedures) and proceed directly to step 5 (deciding whether to make the Amending Instrument). None of the proposed amendments are anti-competitive or affect an anti-competitive provision.

The changes to schedule 1 of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* (SLL1.9) is considered an insubstantial change because:

1. Redland City Council's Administration Local Law and subordinate local laws are model local laws;
2. The model Subordinate Local Law permits Council to set a term and specify the term in the approval;
3. Council initially chose to impose a term of 1 year but has now decided to specify the term for each case in the approval;
4. A term for the approval will still be imposed and does not change the requirement to renew approvals and does not alter/change the operation of the rest of the Subordinate Local Law;
5. The change is still within the parameters of the model local law; and
6. Correction of the legislative reference does not alter/change the operation of the Subordinate Local Law.

Local Law Implementation

Should Council make the Subordinate Local Law as attached to this report, notice must be given to the public within one month, through publication in the Queensland Government Gazette and on Council's website. The law comes into effect on either the date published in the gazette or a date nominated by Council in the Subordinate Local Law.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* Chapter 3, Part 1, provides power for local governments to make and enforce local laws and sets the framework that the local governments must adhere to. Council has adopted a Local Law Making Process that is consistent with the *Local Government Act 2009* provisions. This process has been followed in the making of the Subordinate Local Law attached to this report.

The Subordinate Local Law has been drafted by Council's external solicitors in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Part D of Council's adopted Local Law Making Process sets out the required steps for making the Amending Instrument. The first 5 steps in the Local Law Making Process involve making the Amending Instrument and steps 6 to 9 relate to notifying the public and Minister about the Amending Instrument.

Risk Management

The risks associated with making the Subordinate Local Law have been managed by:

- a) ensuring the process to make the Subordinate Local Law is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process;
- b) comprehensive internal stakeholder engagement to ensure the Subordinate Local Law will promote effective governance to the community;
- c) utilising external solicitors to draft the Subordinate Local Law to ensure the legislative principles are followed in the drafting; and
- d) conducting a review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the Subordinate Local Law and publications are funded through existing budget allocations within the Legal Services and Strategy and Governance Units.

People

The Subordinate Local Law will have an impact on the resourcing within the Development Control and Compliance Services Units, who will take on the responsibility for enforcement provisions in the subordinate local laws. It is anticipated that this work will be absorbed by current resourcing.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through their local laws. The Subordinate Local Law attached to this report has the potential to impact all members of the Redlands Community.

Alignment with Council's Policy and Plans

The process for making the proposed Subordinate Local Law is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's Corporate Plan Priority 8, Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Senior Advisor Cemetery and Internment Services	November 2017 – March 2019	Original request to amend the subordinate local law, review of drafting changes, decision on removing
Service Manager City Sport and Venues	November 2017 – March 2019	Authorised drafting changes, approved decision to remove amendment to Schedule 1 section 5(3)(i)
Governance Service Manager	March 2018 – March 2019	Approval of reports to Council

Group Manager Corporate Governance	March 2018 – March 2019	Approval of reports to Council
Senior Advisor Community Engagement	February 2019 – March 2019	Input into community consultation process (prior to the decision not to proceed)
Senior Advisor Strategic Communication	February 2019 – March 2019	Input into community consultation process (prior to the decision not to proceed)
External Drafting Solicitors	September 2018 – March 2019	Drafting of changes, Drafting of Amending Instrument, anti-competitive assessment, review of changes and advice on insubstantial nature
Policy and Local Laws Coordinator	November 2017 – March 2018	Coordination of drafting changes with external solicitors, internal stakeholder advice, preparation of report for Council and recommendation on insubstantial nature of changes.

OPTIONS

Option One

In accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. That the amendments to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* are insubstantial and do not affect anti-competitive provisions;
2. That Amending *Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019* makes insubstantial changes to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* and it does not affect anti-competitive provisions;
3. To proceed:
 - a. as advertised with the making of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019 (Attachment 1)*;
 - b. to make *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019* as advertised;
 - c. to adopt the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*, incorporating the amendments made by *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*, in accordance with section 32 of the *Local Government Act 2009*;
 - d. to give notice of the making and commencement of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*, by publication in the Queensland Government Gazette; and
4. Authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

Option Two

That Council resolves not to make *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*.

OFFICER'S RECOMMENDATION

In accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. That the amendments to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* are insubstantial and do not affect anti-competitive provisions;
2. That Amending *Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019* makes insubstantial changes to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* and it does not affect anti-competitive provisions;
3. To proceed:
 - a. as advertised with the making of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019 (Attachment 1)*;
 - b. to make *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019* as advertised;
 - c. to adopt the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*, incorporating the amendments made by *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*, in accordance with section 32 of the *Local Government Act 2009*;
 - d. to give notice of the making and commencement of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2019*, by publication in the Queensland Government Gazette;
4. Authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.



**Amending Subordinate Local Law No. 4
(Subordinate Local Law No 1.9 (Operation
of Cemeteries) 2015) 2019**

It is hereby certified that this a true and correct copy of Amending Subordinate Local Law No. 4 (Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019 made, in accordance with the Local Government Act 2009, by the Council of the City of Redland, by resolution dated 8 May, 2019

A. Chesterman
Chief Executive Officer



Redland City Council

Amending Subordinate Local Law No. 4 (Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019

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1
Redland City Council
Amending Subordinate Local Law No. 4
(Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019

**Redland City Council
Amending Subordinate Local Law No. 4
(Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015)
2019**

Part 1 Preliminary

1 Short title

This amending local law may be cited as *Amending Subordinate Local Law No. 4 (Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019*.

2 Object

The object of this amending subordinate local law is to amend, *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* to remove 1 year maximum on the term of an approval and the term of renewal of an approval, and update references to legislation.

3 Commencement

This amending subordinate local law commences on the date of publication of the notice of the making of *Amending Subordinate Local Law No. 4 (Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019* in the gazette.

**Part 2 Amendment of Subordinate Local Law No. 1.9
(Operation of Cemeteries) 2015**

4 Subordinate Local Law Amended

The *Amending Subordinate Local Law No. 4 (Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019* amends *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*.

5 Amendment of Sch 1 (Operation of cemeteries)

- (1) Schedule 1, section 5(3)(i), ‘*Coroner’s Act 2003*’—
omit, insert—
Coroners Act 2003
- (2) Schedule 1, section 7(3)—
omit.

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Redland City Council
Amending Subordinate Local Law No. 4
(Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015) 2019

- (3) Schedule 1, section 8(2)—
omit.

- (4) Schedule 1, section 8(3)—
renumber as section 8(2).



Redland City Council

Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 8 May 2019

A. Chesterman
Chief Executive Officer



Redland City Council

Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*.

2 Purpose and how it is to be achieved

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

3 Authorising local law

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

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 3 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

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

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

- (3) For section 6(4) of the authorising local law, it is declared that the prescribed activity named in section 1 of schedule 1 is a category 2 activity.
- (4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 2 of schedule 1.
- (5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.
- (6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.
- (7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.
- (8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.
- (9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.
- (10) For section 12 of the authorising local law, in Table 1 of schedule 1—
 - (a) column 1 lists the application requirements for which the local government may accept as evidence the certificate of a third party certifier; and
 - (b) column 2 lists the individuals or organisations that are declared to be third party certifiers for the corresponding application requirement in column 1; and
 - (c) column 3 lists the qualifications that are necessary for an individual or organisation to be a third party certifier for the corresponding application requirement in column 1.

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

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

Schedule 1 Operation of cemeteries

Section 5

- 1. Prescribed activity**

Operation of cemeteries.
- 2. Activities that do not require an approval under the authorising local law**

No activities stated.
- 3. Documents and materials that must accompany an application for an approval**
 - (1) Details of the proposed cemetery including—
 - (a) a site plan; and
 - (b) the proposed number of grave sites; and
 - (c) the proposed hours of operation.
 - (2) Details of the proposed administration and management of the proposed cemetery.
 - (3) If the application for an approval does not relate to a local government cemetery and the applicant is not the owner of the premises on which the prescribed activity is to be undertaken — the written consent of the owner of the premises.
- 4. Additional criteria for the granting of an approval**
 - (1) The operation of the prescribed activity must not result in—
 - (a) harm to—
 - (i) human health; or
 - (ii) safety; or
 - (b) personal injury; or
 - (c) a loss of amenity; or
 - (d) a nuisance.
 - (2) The proposed administration and management of the cemetery must be appropriate.
- 5. Conditions that must be imposed on an approval**
 - (1) The approval holder must—
 - (a) keep the cemetery open to the public during particular hours as specified by the local government; and
 - (b) give the local government notice prior to any burial, cremation or other

- disposal at the cemetery; and
- (c) ensure that an appropriate identifying plaque is placed on or adjacent to the place of each disposal until an appropriate memorial to the deceased is erected or installed.
- (2) A burial, cremation or other disposal at the cemetery must not be carried out outside the hours during which the cemetery is open to the public.
 - (3) A person must not reopen a grave, or exhume a body or the remains of a body buried in the cemetery other than—
 - (i) under the authority of an approval under the *Coroners Act 2003* and on the production of the approval; and
 - (ii) with the approval of the local government (under the subordinate local law regulating activities regarding human remains, if applicable).
 - (4) All remains in the cemetery must be enclosed in a coffin or other form or container appropriate to the form of disposal.

6. Conditions that will ordinarily be imposed on an approval

- (1) The approval holder must take specified measures to—
 - (a) prevent harm to the health and safety of persons who may be involved in, or affected by, the undertaking of the prescribed activity; and
 - (b) prevent personal injury, property damage or a loss of amenity resulting from the undertaking of the prescribed activity.
- (2) The approval holder must—
 - (a) take out and maintain specified insurance indemnifying a person who may suffer personal injury, loss or damage as a result of the undertaking of the prescribed activity; and
 - (b) give the local government specified indemnities.
- (3) The local government may regulate—
 - (a) the position of grave sites; and
 - (b) periods of leases for grave sites; and
 - (c) requirements for the proper maintenance of memorials and other buildings and structures in the cemetery; and
 - (d) the hours when the cemetery may be open to the public; and
 - (e) the hours when a burial, cremation or disposal may take place in the cemetery; and
 - (f) standards for the minimum depth, size and other dimensions of graves and grave sites; and
 - (g) standards for coffins; and
 - (h) the number of bodies which may be buried in a single grave; and
 - (i) the keeping of burial records.

7. Term of an approval

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

8. Term of renewal of an approval

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

Table 1 – Third party certification

Column 1 Application requirement	Column 2 Individuals or organisations that are third party certifiers	Column 3 Qualifications necessary to be a third party certifier
No application requirement stated.		

Schedule 2 Categories of approval that are non-transferable**Section 6**

Each approval for the prescribed activity named in schedule 1, section 1 is transferable.

Schedule 3 Dictionary

Section 4

memorial includes—

- (a) a headstone; and
- (b) an inscribed plaque or commemorative plate; and
- (c) monumental, ornamental or other structures erected on a grave site; and
- (d) anything else erected or placed to mark the site where human remains have been buried or placed, or to commemorate a deceased person.

12.7 MAKING SUBORDINATE LOCAL LAW NO. 1.13 (UNDERTAKING REGULATED ACTIVITIES REGARDING HUMAN REMAINS) 2015

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Kristene Viller, Policy and Local Laws Coordinator

- Attachments:**
1. **Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019** [↓](#)
 2. **Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015** [↓](#)

PURPOSE

The purpose of this report is to proceed with the making of *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019*, which amends *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*. The amendment removes the requirement for evidence of the wishes of the deceased and relatives to be provided with an application but includes a requirement for a certified copy of the death certificate in lieu of the previously required evidence of the identity of the deceased. Amendments to language and legislative references are also proposed.

BACKGROUND

At the General Meeting on 7 March 2018, Council made a resolution to commence the process for amending *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*.

The amendments to *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* are detailed in the amending instrument (Attachment 1).

Please note that in the consolidated version of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* (Attachment 2) the only changes made are to:

Section	Amendment
Schedule 1, section 3(5)	Wording altered to “a certified copy of the death certificate of the deceased person” rather than “evidence of the identity of deceased person”
Schedule 1, section 3(6)	Removal of requirement for evidence of the wishes of the deceased and relatives of the deceased
Schedule 1, section 3 (7) – (9)	Renumbered 3(6) – (8)
Schedule 1, section 3(8)(b)	Replace sexton with cemetery management
Schedule 1, section 6(5)(b)	Replace Sustainable Planning Act 2009 with Planning Act 2016

ISSUES

State Interest Check

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on subordinate local laws.

Public Interest Review

The *Local Government Act 2009* (the Act) requires that any subordinate local law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

The *Local Government Regulation 2012* (the Regulation) provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (the Guideline).

Review of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* found that no anti-competitive provisions were present.

Community Consultation

At the General Meeting on 12 December 2018 Council resolved to commence community consultation for the proposed amendments to *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*. An uncoupling of this amendment from that of *Subordinate Local Law No 1.9 (Operation of Cemeteries) 2015* has revealed that the changes are insubstantial in nature and in accordance with Council's adopted local law making process not subject to community consultation.

Insubstantial changes

Under the Local Law Making Process, the making of the Amending Instrument must follow steps 1 through 9 if they involve substantial amendments or affect anti-competitive provisions. If Council decides by resolution that the Amending Instrument only amends an existing subordinate local law to make an insubstantial change and the amendment does not affect anti-competitive provisions, Council may skip steps 2 to 4 inclusive (public consultation and anti-competitive procedures) and proceed directly to step 5 (deciding whether to make the Amending Instrument). None of the proposed amendments are anti-competitive or affect an anti-competitive provision.

The changes to schedule 1 of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* (SLL1.13) is considered an insubstantial change because:

1. Redland City Council's Administration Local Law and subordinate local laws are model local laws.
2. Changing the requirement for verifying identity when making an application from 'evidence of identity' to certified copy of death certificate does not change the nature of the requirement.
3. Removal of the requirement to provide evidence of the deceased or deceased relatives wishes has no impact on how the deceased is dealt with as section 4(b) requires when undertaking the prescribed activity Council must comply with the express wishes of the deceased and their relatives.
4. The changes are still within the parameters of the model local law.
5. Correction of terminology to the industry standard of cemetery management does not alter the operation of the subordinate local law.
6. Correction of the legislative reference to the correct name does not alter the operation of the subordinate local law.

Local Law Implementation

Should Council make the Subordinate Local Law as attached to this report, notice must be given to the public within one month, through publication in the Queensland Government Gazette and on Council's website. The law comes into effect on either the date published in the gazette or a date nominated by Council in the Subordinate Local Law.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* Chapter 3, Part 1, provides power for local governments to make and enforce local laws and sets the framework that the local governments must adhere to. Council has adopted a Local Law Making Process that is consistent with the *Local Government Act 2009* provisions. This process has been followed in the making of the Subordinate Local Law attached to this report.

The Subordinate Local Law has been drafted by Council's external solicitors in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Part D of Council's adopted Local Law Making Process sets out the required steps for making the Amending Instrument. The first 5 steps in the Local Law Making Process involve making the Amending Instrument and steps 6 to 9 relate to notifying the public and Minister about the Amending Instrument.

Risk Management

The risks associated with making the Subordinate Local Law have been managed by:

- a) ensuring the process to make the Subordinate Local Law is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process;
- b) comprehensive internal stakeholder engagement to ensure the Subordinate Local Law will promote effective governance to the community;
- c) utilising external solicitors to draft the Subordinate Local Law to ensure the legislative principles are followed in the drafting; and
- d) conducting a review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the Subordinate Local Law and publications are funded through existing budget allocations within the Legal Services and Strategy and Governance Units.

People

The Subordinate Local Law will have an impact on the resourcing within the Development Control and Compliance Services Units, who will take on the responsibility for enforcement provisions in the subordinate local laws. It is anticipated that this work will be absorbed by current resourcing.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through their local laws. The Subordinate Local Law attached to this report has the potential to impact all members of the Redlands Community.

Alignment with Council's Policy and Plans

The process for making the proposed Subordinate Local Law is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's Corporate Plan Priority 8, Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Senior Advisor Cemetery and Internment Services	November 2017 – March 2019	Original request to amend the subordinate local law, review of drafting changes, decision on removing
Service Manager City Sport and Venues	November 2017 – March 2019	Authorised drafting changes
Governance Service Manager	March 2018 – March 2019	Approval of reports to Council
Group Manager Corporate Governance	March 2018 – March 2019	Approval of reports to Council
Senior Advisor Community Engagement	February 2019 – March 2019	Input into community consultation process (prior to the decision not to proceed)
Senior Advisor Strategic Communication	February 2019 – March 2019	Input into community consultation process (prior to the decision not to proceed)
External Drafting Solicitors	September 2018 – March 2019	Drafting of changes, Drafting of Amending Instrument, anti-competitive assessment, review of changes and advice on insubstantial nature
Policy and Local Laws Coordinator	November 2017 – March 2018	Coordination of drafting changes with external solicitors, internal stakeholder advice, preparation of report for Council and recommendation on insubstantial nature of changes

OPTIONS

Option One

In accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. That the amendments to *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* are insubstantial and do not affect anti-competitive provisions;
2. That Amending *Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019* makes insubstantial changes to *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* and it does not affect anti-competitive provisions;
3. To proceed:
 - a. as advertised with the making of *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019 (Attachment 1)*;
 - b. to make *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019* as advertised;
 - c. to adopt the consolidated version of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*, incorporating the amendments

- made by *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019*, in accordance with section 32 of the *Local Government Act 2009*;
- d. to give notice of the making and commencement of *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019*, by publication in the Queensland Government Gazette; and
4. Authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

Option Two

That Council resolves not to make *Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019*.

OFFICER'S RECOMMENDATION

In accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. That the amendments to Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015 are insubstantial and do not affect anti-competitive provisions;
2. That Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019 makes insubstantial changes to Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015 and it does not affect anti-competitive provisions;
3. To proceed:
 - a. as advertised with the making of Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019 (Attachment 1);
 - b. to make Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019 as advertised;
 - c. to adopt the consolidated version of Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015, incorporating the amendments made by Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019, in accordance with section 32 of the *Local Government Act 2009*; and
 - d. to give notice of the making and commencement of Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019, by publication in the Queensland Government Gazette;
4. Authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.



**Amending Subordinate Local Law No. 3
(Subordinate Local Law No 1.13
(Undertaking Regulated Activities
regarding Human Remains) 2015) 2019**

It is hereby certified that this a true and correct copy of *Amending Subordinate Local Law No. 3 (Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 8 May, 2019

A. Chesterman
Chief Executive Officer



Redland City Council

Amending Subordinate Local Law No. 3 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019

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Redland City Council
Amending Subordinate Local Law No. 3
(Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019

**Redland City Council
Amending Subordinate Local Law No. 3
(Subordinate Local Law No 1.13 (Undertaking Regulated
Activities regarding Human Remains) 2015) 2019**

Part 1 Preliminary

1 Short title

This amending local law may be cited as *Amending Subordinate Local Law No. 3 (Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019*.

2 Object

The object of this amending subordinate local law is to amend, *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* to amend documents and materials that must accompany an application for an approval, to replace reference to sexton with cemetery management and to update and clarify references to legislation.

3 Commencement

This amending subordinate local law commences on the date of publication of the notice of the making of *Amending Subordinate Local Law No. 3 (Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019* in the gazette.

**Part 2 Amendment of Subordinate Local Law No. 1.13
(Undertaking Regulated Activities regarding
Human Remains) 2015**

4 Subordinate Local Law Amended

This *Amending Subordinate Local Law No. 3 (Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019* amends *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*.

5 Amendment of Sch 1 (Undertaking regulated activities regarding human remains)

(1) Schedule 1, section 3(5)—

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Redland City Council
Amending Subordinate Local Law No. 3
(Subordinate Local Law No 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015) 2019

omit, insert—

(5) A certified copy of the death certificate of the deceased person.

(2) Schedule 1, section 3(6)—

omit.

(3) Schedule 1, section 3(7) to (9)—

renumber as section 3(6) to (8).

(4) Schedule 1, section 3(8)(b), 'sexton'—

omit, insert—

cemetery management

(5) Schedule 1, section 6(5)(b), 'Sustainable Planning Act 2009'—

omit, insert—

Planning Act 2016

6 Amendment of Sch 3 (Dictionary)

(1) Schedule 3, definition *development approval*, 'Sustainable Planning Act 2009'—

omit, insert—

Planning Act 2016

(2) Schedule 3, definition *sexton*—

omit.



Redland City Council

**Subordinate Local Law No. 1.13
(Undertaking Regulated Activities
regarding Human Remains) 2015**

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 8 May 2019

A. Chesterman
Chief Executive Officer



Redland City Council

Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*.

2 Purpose and how it is to be achieved

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

3 Authorising local law

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

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 3 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

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

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

*Redland City Council Subordinate Local Law No. 1.13
(Undertaking Regulated Activities regarding Human Remains) 2015*

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- (3) For section 6(4) of the authorising local law, it is declared that the prescribed activity named in section 1 of schedule 1 is a category 2 activity.
- (4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 3 of schedule 1.
- (5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.
- (6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.
- (7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.
- (8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.
- (9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.
- (10) For section 12 of the authorising local law, in Table 1 of schedule 1—
 - (a) column 1 lists the application requirements for which the local government may accept as evidence the certificate of a third party certifier; and
 - (b) column 2 lists the individuals or organisations that are declared to be third party certifiers for the corresponding application requirement in column 1; and
 - (c) column 3 lists the qualifications that are necessary for an individual or organisation to be a third party certifier for the corresponding application requirement in column 1.

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

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

Schedule 1 Undertaking regulated activities regarding human remains

Section 5

1. Prescribed activity

Undertaking regulated activities regarding human remains, including undertaking 1 or more of the following activities—

- (a) disturbance of human remains buried outside a cemetery; and
- (b) burial or disposal of human remains (excluding cremated remains) outside a cemetery; and
- (c) disturbance of human remains in a local government cemetery.

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

No activities stated.

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

- (1) Details of the burial site, niche or other place or proposed burial site, niche or other place at which the human remains are buried or placed, or are proposed to be buried or placed.
- (2) Evidence of the applicant's relationship (if any) with the deceased.
- (3) A certified copy of each approval required (including authority under the *Coroners Act 2003* (if applicable)) for the undertaking of the prescribed activity.
- (4) Details of how and when the prescribed activity is to be undertaken.
- (5) A certified copy of the death certificate of the deceased person.
- (6) If the prescribed activity is the disturbance of human remains buried outside a cemetery—
 - (a) a written statement of the reasons for the proposed disturbance; and
 - (b) the written agreement of the owner of, and anyone else with a registered interest in, the land on which the remains are buried.
- (7) If the prescribed activity is the burial or disposal of human remains outside a cemetery—
 - (a) a written statement of how and when the remains are proposed to be disposed of or buried; and
 - (b) the written agreement of the owner of, and anyone else with a registered interest in, the land on which the remains are to be buried or placed to the disposal of the remains on the land; and
 - (c) details of the nature of the ceremony (if any) to be conducted at the time of the burial or disposal.

- (8) If the prescribed activity is the disturbance of human remains in a local government cemetery—
- (a) a written statement of the reasons for the proposed disturbance; and
 - (b) the written approval of the cemetery management.

4. Additional criteria for the granting of an approval

The undertaking of the prescribed activity must—

- (a) not result in—
 - (i) harm to health or safety; or
 - (ii) personal injury; or
 - (iii) nuisance; or
 - (iv) a loss of amenity; and
- (b) comply with the expressed wishes of each of the deceased and the relatives of the deceased; and
- (c) if the prescribed activity involves the opening of a grave in order to bury another deceased person in the grave—comply with the expressed wishes of all of the deceased persons who are buried or will be buried in the grave.

5. Conditions that must be imposed on an approval

No conditions stated.

6. Conditions that will ordinarily be imposed on an approval

- (1) The approval holder must undertake the prescribed activity at a particular time, or during a particular period.
- (2) Any spillage of waste, a contaminant or another material must—
 - (a) be cleaned up immediately; and
 - (b) not be cleaned up by hosing, sweeping or otherwise releasing the waste, contaminant or material to any stormwater system or other waters.
- (3) The approval holder must take specified measures to—
 - (a) prevent harm to the health or safety of persons who may be involved in, or effected by, the undertaking of the prescribed activity; and
 - (b) prevent personal injury, property damage or loss of amenity resulting from the undertaking of the prescribed activity; and
 - (c) ensure that there is compliance with the provisions of each local government Act which regulates the undertaking of the prescribed activity.
- (4) If the prescribed activity is the disturbance of human remains buried outside a cemetery—

*Redland City Council Subordinate Local Law No. 1.13
(Undertaking Regulated Activities regarding Human Remains) 2015*

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- (a) the approval holder must permit an authorised person to inspect the site at any time either before or after the disturbance; and
 - (b) the approval holder must prepare the site in accordance with particular standards as directed by the local government; and
 - (c) the prescribed activity must be undertaken by a qualified undertaker.
- (5) If the prescribed activity is the burial or disposal of human remains outside a cemetery—
- (a) the approval holder must ensure that an appropriate identifying memorial is placed on or adjacent to the place of the burial or disposal; and
 - (b) if a development approval is required under the *Planning Act 2016* to erect or install a memorial—the approval holder must not erect or install the memorial without the required development approval.
- (6) If the prescribed activity is the disturbance of human remains in a local government cemetery—
- (a) the prescribed activity must be undertaken by a qualified undertaker; and
 - (b) the approval holder must prepare the site in accordance with particular standards as directed by the local government.

7. Term of an approval

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

8. Term of renewal of an approval

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

Table 1 – Third party certification

Column 1 Application requirement	Column 2 Individuals or organisations that are third party certifiers	Column 3 Qualifications necessary to be a third party certifier
No application requirement stated		

*Redland City Council Subordinate Local Law No. 1.13
(Undertaking Regulated Activities regarding Human Remains) 2015*

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Schedule 2 Categories of approval that are non-transferable

Section 6

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

Schedule 3 Dictionary

Section 4

development approval has the meaning given in the *Planning Act 2016*.

memorial includes—

- (a) a headstone; and
- (b) an inscribed plaque or commemorative plate; and
- (c) monumental, ornamental or other structures erected on a grave site; and
- (d) anything else erected or placed to mark the site where human remains have been buried or placed, or to commemorate a deceased person.

qualified undertaker means a person who carries on the business of disposing of human remains.

12.8 FUEL LOAD ASSESSMENT AND FIRE MANAGEMENT PLANNING

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Michael Tait, Service Manager Disaster Planning and Operation

Attachments:

1. [2019 Planned Burn Program](#) ↓
2. [Fire Strategy Review Russell Island](#) ↓

PURPOSE

This report provides an initial assessment of the community's fire risk posed by bushland on mainland Council managed reserves and parks, providing indicative costs to complete the 2019 planned burn and fire mitigation program and community education activities.

Following the initial fuel load assessments undertaken by Redland City Council across the city earlier this year, an external consultant, Ten Rivers was engaged to conduct a detailed review of fire management across the city. This review will provide the benchmark for planning future fuel load reduction activities, understanding the potential fire risk to privately owned properties and designing education programs to better inform the community of their bushfire risk.

The report seeks to provide information to Council on the following:

1. The bushfire risk assessment and fire management planning that has been undertaken by Council's Parks and Conservation Team in developing the 2019/20 Planned Burn Program and fire mitigation program.
2. The engagement of Ten Rivers to undertake a detailed fire strategy review for the remainder of the city, including the mainland.
3. An annual community education and engagement program designed to reach communities across the Redlands Coast, with a focus toward those communities that are more vulnerable based on natural hazard risk, isolation and logistical challenges and vulnerability of essential infrastructure.

BACKGROUND

At the General Meeting held 12 December 2018, the progress update report was presented in relation to the implementation of the 56 recommendations made in the Fire Review Report by Queensland Fire and Emergency Services Training and Emergency Management that was originally presented to Council in July 2017.

The progress update report highlighted the significant level of fire mitigation and public awareness activities that have occurred across the Southern Moreton Bay Islands in addressing the requirements of the 56 recommendations made in the Fire Review Report.

Following the presentation of the progress update report, Council resolved to request officers prepare a brief to inform Council and the community on fire management, mitigation and asset management on mainland Redland City which includes but is not limited to the following:

1. A brief making initial risk assessments for fuel loads and fire management planning for mainland bush land areas including Council managed reserves and trail parks and a general assessment of Redland City mainland; and

2. Processes and indicative costs to Council and broader requirements for budget considerations as sample case studies examining procedures and resources for residents and communication of that information to residents.

ISSUES

Initial Risk Assessments and Fire Management Planning

During the first 3 months of each year Council's Conservation Fire Management team develop a Planned Burn Program for the coming year. The attached 2019 Planned Burn Program is based on assessment of the following:

- Visual assessment of fuel loads throughout the Redlands Coast
- Previously completed planned burn history
- Wildfire history
- Bushfire prone mapping
- Community vulnerability based on proximity to fuel load
- Requirements for asset protection
- SABRE fire modelling
- Cost benefits analysis to determine preferred approach of planned burn versus manual vegetation /debris removal

A key component of the above review is the site inspections (ground truthing) which are undertaken to visually assess fuel load risk at each planned burn site. The above assessment regime has been completed for 2019, identifying those areas of highest risk as outlined in the attached 2019 Planned Burn Program. Based on the above assessment, Council's mainland reserves and parklands of greatest concern which are included in the planned burn program are:

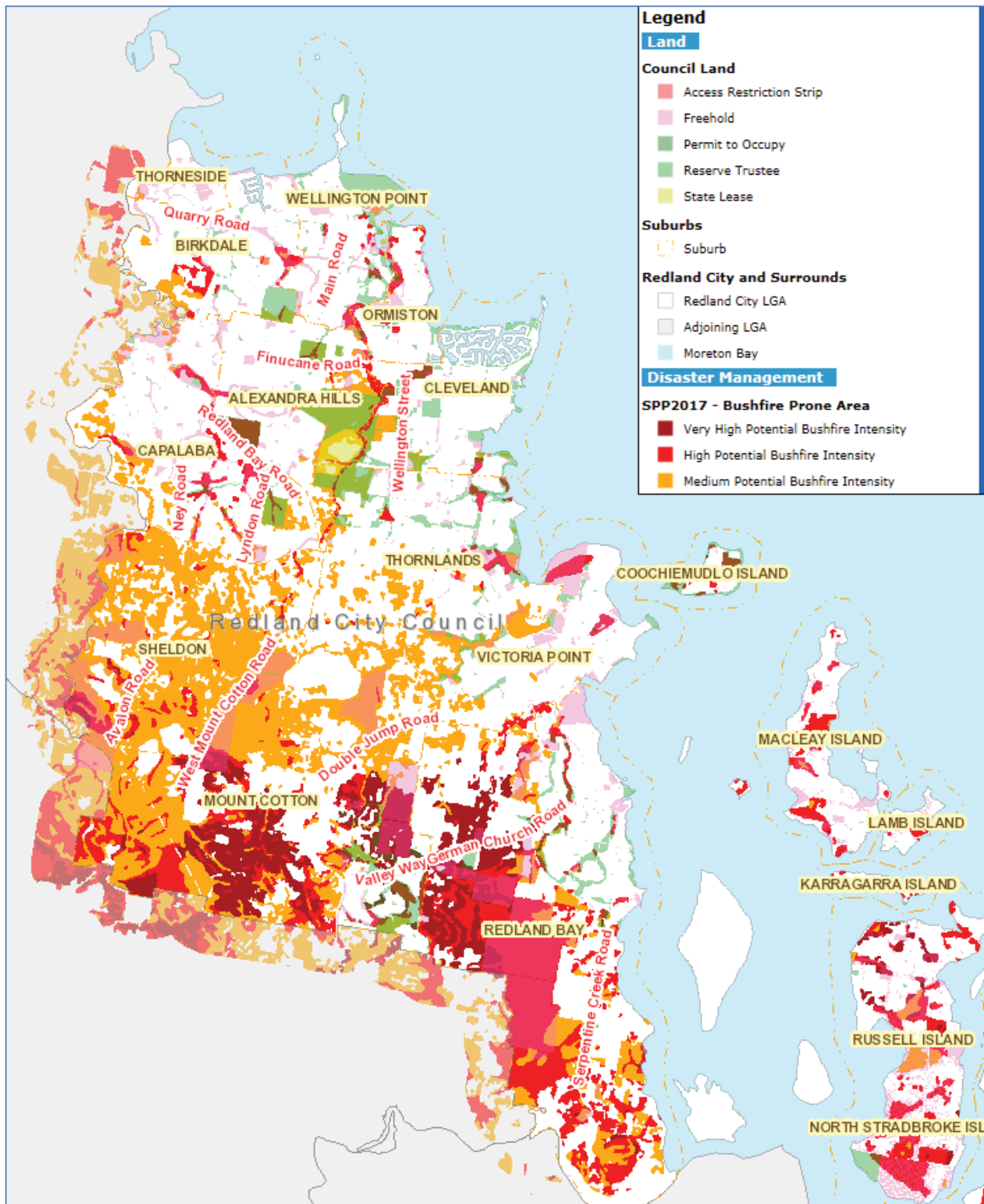
- Bayview Conservation Area - 110-186 Days Road, Redland Bay
- Bayview Conservation Area - 243-271 Days Road, Redland Bay
- German Church Road Bushland Refuge - 754-776 German Church Road, Mount Cotton
- German Church Road Wetland - 64-106 Valley Way, Mount Cotton
- Birkdale Bushland Refuge - 88-108 Burbank Road, Birkdale
- Eastern Escarpment Conservation Area - 605-769 West Mount Cotton Road, Mount Cotton
- Greater Glider Conservation Area - 250-354 Redland Bay Road, Alexandra Hills
- Harrogate Bushland Refuge - 13 Leicester Street, Birkdale
- Judy Holt Bushland Reserve - 555-607 Old Cleveland Road East, Birkdale
- Sandy Creek Conservation Area - 2-80 Warren Street, Mount Cotton
- Heinemann Road Conservation Area – 277-293 Heinemann Road, Mount Cotton
- Wellington Street Bushland Refuge - 213-221 Long Street, Cleveland
- South Street Conservation Area - 187-197 South Street, Cleveland
- Emu Street Bushland Refuge - 58 Hillcrest Road, Sheldon

The attached 2019 Planned Burn Program identifies:

- All planned burns completed during 2018.
- All wildfires that occurred during 2018.
- All parcels of Council land that are planned to be burned in 2019.
- All mapping associated with the 2019 Planned Burn Program.

The completion of planned burns is dependent on weather and wind conditions, staff availability, resourcing and the issuance/revoking of burn permits by Queensland Fire and Emergency Services. The following map provides an indication of Council’s mainland reserves and parklands in relation to bushfire prone areas.

Council Reserves overlaid with Bushfire Prone Mapping



Fire Strategy Review

To further enhance the fire management planning across Council's mainland bushland areas, Council has engaged an external consultant (Ten Rivers) to develop a fire management strategy for the mainland to balance the preservation of ecological values and functioning with community safety and resilience.

Ten Rivers has completed the same fire management planning for Russell Island and is close to completing Macleay Island as part of the 2017 Bushfire Review. Ten Rivers has also undertaken similar work on North Stradbroke Island in the development of the Minjerrabah Township Fire Management Plans for the Quandamooka Yoolooburrabee Aboriginal Corporation.

By way of an example, attached to this report is the Fire Strategy Review: Russell Island provided by Ten Rivers. The Russell Island Fire Strategy Review identifies, prioritises and maps bushfire risk areas across Russell Island, listing the priority fire management areas from 1 (highest priority) to 6 (lowest priority) at page 21 and provides the associated mapping on pages 23 – 33.

The engagement of Ten Rivers to extend its fire management planning across Council's mainland bushland areas (and Coochiemudlo Island) ensures a consistent approach to bushfire risk methodology and fire management planning across the city.

Private Land

Fire management planning undertaken by both Council and Ten Rivers has only been applied to Council owned/managed land parcels, road reserves and state land for which Council is trustee. Bushfire risk on private property is the responsibility of the landholders. As such, the fire management planning will assist in reducing the bushfire risk on Council managed land; however, residual risk may remain on private land.

Private landholders have the option and are encouraged to contact the Queensland Fire and Emergency Services (QFES) to undertake a bushfire risk assessment of their property through which QFES will provide options for fire mitigation and land management. Through this process, residents can engage the Queensland Rural Fire Service to assist with undertaking controlled burning on their properties if so required.

Community Education and Engagement

The Disaster Planning and Operations Unit undertakes an annual community education and engagement program as a means of building community resilience to disaster events throughout Redlands Coast. The program is jointly funded by the State Government through the Get Ready QLD grant and by Redland City Council.

This program is planned each financial year and provides advice and messaging to the community through public advertising, community events, community networks, presentations to local schools, pop-up street stalls (known as Street Speaks), information stands and the Community Champions program. The engagement program is designed to reach communities across the Redlands Coast, with a focus toward those communities that are more vulnerable based on natural hazard risk, isolation and logistical challenges and vulnerability of essential infrastructure.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with section 4A of the *Disaster Management Act 2003*, local government is primarily responsible for disaster management within their local government area. Therefore, Council is responsible for undertaking fire mitigation activities on Council owned land and community preparedness activities within Redland City.

Risk Management

Undertaking comprehensive fire management planning throughout Council owned mainland reserves and parks provides the opportunity to identify and prioritise those areas that pose the greatest risk to public safety. Based on this information, appropriate funding can be identified through the 2019/20 budget process to tailor the planned burn program to address the areas of greatest concern.

The risk of not undertaking comprehensive fire management planning throughout Council owned mainland reserves and parks is that Council will not fully understand the fire risk posed to the community and therefore will not comply with Local Government's requirements under section 4A of the *Disaster Management Act 2003*.

Financial

The current 2019/20 budget proposal to undertake Council's fire management program across Redland City is \$1,063,768.67, of which \$661,338.08 is to be spent on mainland fire management.

Further to this, additional budget is being sought through the 2019/20 budget process to expand the program to include the mitigation work listed below:

- Fuel reduction zone establishment and maintenance on the mainland and the Southern Moreton Bay Islands.
- Site preparation for prescribed burning across Redland City.
- Post fire vegetation management, creation of fire access trails and slashing of whole blocks on the Southern Moreton Bay Islands.
- Establishment of asset protection zones and fire access trails, prescribed burn preparation and post fire vegetation management on North Stradbroke Island.

Ten Rivers will complete the mainland Fire Strategy Review by June 2019 which will be absorbed by the current 2018/19 budget. This review along with the reviews done on the islands will validate (or otherwise) Council's fire management planning for 2019/20 and inform planning beyond March 2020.

The proposed 2019/20 community education and engagement program is planned based on funding being provided by the State Government through the Get Ready QLD grant to the value of \$58,200 to complement funding provided by Redland City Council to the value of \$36,000.

People

The detailed fire management planning undertaken by Council specialists supported by an external consultant will place minimal requirement on existing staffing. As part of the 2019/20 budget submission, resourcing requirements have been factored in and will include a combination of internal and external support.

Environmental

Undertaking detailed fire management planning will provide for better fire and vegetation management, resulting in improved environmental outcomes. Similar planning has already been completed as part of the Minjerribah Township Fire Management Plans that deliver both fire management and environmental outcomes.

Social

The community will have greater comfort and confidence in Council's mitigation program and disaster management process knowing that bushfire management planning decisions are being made based on detailed fire risk analyses throughout Redlands Coast. Undertaking assessments

across the mainland will reassure mainland residents that they have not been forgotten about as part of the fire review process which has been more heavily focused on the Southern Moreton Bay Islands.

Alignment with Council's Policy and Plans

Undertaking detailed fire management planning and related fire mitigation and community education programs align with the following Council Policy and Plans:

- Strategic Priority #3: City Planning – Enhanced protection of our natural and cultural assets backed by more rigorous science.
- Corporate Plan Outcome 1. Healthy Natural Environment,
 - Redland City's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.
- Corporate Plan Outcome 7. Strong and Connected Communities,
 - 7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.
- Redland City Disaster Management Plan.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Group Manager City Operations	Multiple occasions December 2018-March 2019	Kept informed of progress as this report forms part of the wider fire review recommendations.
Service Manager Parks and Conservation	Multiple occasions December 2018-March 2019	Kept informed of progress as this report forms part of the wider fire review recommendations.
Senior Conservation Officer	Multiple occasions December 2018-March 2019	Provided subject matter expertise into the fuel load assessments provided by the external contractor and quote for mainland assessments.
Conservation Fire Management Officer	Multiple occasions December 2018-March 2019	Provided subject matter expertise into the development of the 2019 Burn Program and ground-truthing fuel loads around Redland City.
General Counsel	Multiple occasions December 2018-March 2019	Kept informed of progress as this report forms part of the wider fire review recommendations.
Finance	March 2019	Review and notification.
Fire Review Steering Committee	February - March 2019	Review and notification.
Ten Rivers	Multiple occasions December 2018-March 2019	Scope and quote to undertake mainland fuel load assessments.

OPTIONS

Option One

That Council resolves to:

1. note the initial bushfire risk assessment and fire management planning that has been undertaken by Council's Parks and Conservation Team in developing the 2019/20 Planned Burn Program and fire mitigation program;
2. note the engagement of Ten Rivers to undertake a detailed fire strategy review of mainland Redland City; and
3. note that Council undertakes an annual community education and engagement program designed to reach communities across the Redlands Coast, with a focus toward those

communities that are more vulnerable based on natural hazard risk, isolation and logistical challenges and vulnerability of essential infrastructure.

Option Two

That Council resolves to request additional information in regard to fire management planning for mainland bushland areas including Council managed reserves and parklands.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. note the initial bushfire risk assessment and fire management planning that has been undertaken by Council's Parks and Conservation Team in developing the 2019/20 Planned Burn Program and fire mitigation program;**
- 2. note the engagement of Ten Rivers to undertake a detailed fire strategy review of mainland Redland City; and**
- 3. note that Council undertakes an annual community education and engagement program designed to reach communities across the Redlands Coast, with a focus toward those communities that are more vulnerable based on natural hazard risk, isolation and logistical challenges and vulnerability of essential infrastructure.**

2019

Redland City Council

Adam Pearce – Fire
Management Officer

[RCC PLANNED BURN PROGRAM]

2019

RCC – P&CFMT 2019 PLANNED BURNING PROGRAM
(DRAFT FOR CONSULTATION)

Purpose of Report: The purpose of this report is to advise of operations during the past 12 months under Redland City Council (RCC's) Planned Burn Program within land under Council management, and proposed actions to be undertaken by the Conservation Fire Management Team (CFMT) during the course of 2019.

Be advised that the planning contained within this will be subject to ongoing input from all land management authority staff, and other persons and organisations identified as stakeholders under RCC's "Fire Management Framework".

2018 Fire Activity: The prescribed burn season was marked as RCC's most successful in recent history, achieving a total of 17 burns. Council was however restricted by Service Providers during the brief period of time during which conditions were suitable to undertake fuel reduction burning within RCC's reserve network. Weather conditions, and the suspension/cancellation of permits in August and September also restricted the ability to complete the Burn Program.

Despite this, work has also progressed across the City particularly on the Southern Moreton Bay Islands (SMBI) with manual fuel reduction activities undertaken, such as; the clearing of vegetation to establish Fuel Reduction Zones (FRZ), Asset Protection Zones (APZ) and Fire Access Trails (FAT).

This work has been organised and implemented by the newly appointed Conservation Fire Management Project Officer. This new position was appointed to implement some of the recommendations from the Russell Island Fire Review Report. The Project Officer will continue to create additional FRZ, APZ & FAT and maintain current works as well as assist in future fire mitigation activities.

Council are in the process of reviewing its Fire Management Strategy/Mapping, this represents an improvement in the systematic monitoring of the progress of Council's fire management programme as a whole, and an improvement and organisation of the decision making process for undertaking fuel reduction burning within the bushland areas of Redland City.

Prescribed Burns: Despite the challenging conditions, the 2018 planned burn program was implemented across the City with Burn completed on the Mainland, Southern Moreton Bay Islands (SMBI) and North Stradbroke Island (NSI), as detailed on **Table 2** below.

The total number of burns and area treated was limited by the weather conditions and service providers during the period. This reduced the ability of RCC crews to safely undertake the full schedule of proposed burns requested under the 2018 QFES Permit. Consequently, these burn areas have been incorporated into the planning program for 2019 (refer **Table 3**).

Wildfires: The extent and impact of wildfires was down from previous years with Council attending to 3 wildfire events located on the mainland and North Stradbroke Island. These wildfire events were all attended by QFES as the first response, Council were asked to provide support and action all fire suppression activities and requests of QFES. Details of the location and extent of these wildfires are provided in **Table 2** below.

2019 Burning Program: The Parks & Conservation Fire Management Team will be endeavouring to undertake a total of 38 separate burns throughout the Mainland, Southern Morton Bay Islands and North Stradbroke Island in 2019. **Table 3** below gives a breakdown of locations and extent of the proposed burns.

Prioritising Burns: the proposed burns have been identified as either Priority "A" (Red Highlight) or "B" (Green highlight) within **Table 3**. The two classifications reflect the level of urgency defined for management actions to maintain the vegetation within the 'management block' identified in each case. Priority "A" areas have been assessed in relation to both the level of wildfire hazard presented to adjoining assets of both 'built' and 'natural' origin. It is intended that Priority "A" areas are to be undertaken prior to the end of the potential burning period this year (i.e. winter through to late summer), while Priority "B" areas will be proceed if weather and resources permit.

Implementation: These burns will be undertaken in cooperation with the Queensland Fire and Emergency Services-Urban & Rural (QFES), other adjoining Local Government Authorities, and Natural Resources, Mines- State Land Management Team (NRM), Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and South-east Queensland Water (SEQW).

However if weather conditions become unsuitable to undertake Strategic/ Asset Protection/ Ecological burns, or there are resource limitations, then these will be rolled over to the following planned burn season.

During the planned burn season the opportunity may arise to undertake additional planned burns. These will be assessed and implemented depending on circumstances.

Conclusion

Implementation of the proposed 2019 Planned Burn Program will achieve the following results:

- It implements the Conservation Fire Management Framework & Operational Guidelines adopted by Council. Doing this enables Council to demonstrate compliance with both its legislative and community protection obligations;
- It provides 'best demonstrated practice' for the management of natural area reserves and the maintenance of the variety of ecological, recreational and amenity values present within these areas;
- It will demonstrates Council's ongoing management of its conservation estate to maximise the habitat potential of conservation areas; &
- It will provide a basis for building on current excellent inter-agency relationships with the QFES, QPWS, DNRM, SEQW, QYAC and adjoining Local Government Authorities.

Please forward your feedback and suggestions to the Conservation Fire Management Officer, Redland City Council.

**Table 1
Conservation Fire Management assisting QFES - Wildfires 2018**

Mainland				
Location	Area	Possible Ignition	Division	Size (Ha)
Air Navigation Facility – Australian Communications & Media Authority (ACMA)	362-392 Old Cleveland Road East, Birkdale	Arson 30-31/1/2018	9	27
The Black Swamp	Hagup Street, Cleveland	Arson 22/8/2018	2	.1
Southern Moreton Bay Islands (SMBI)				
Nil				
North Stradbroke Island (NSI)				
North Stradbroke Island	18 Mile Swamp (South of causeway)	Lightning Strike 28/11 – 11/12/2018	2	3350

RCC | 2019

Table 2
Conservation Fire Management- Planned Burns Completed 2018

Mainland					
Location	Area / Burn number	Purpose	Division	Size (Ha)	Date Burnt
Bayview Conservation Area WMZ_10	WMZ_10 / BA2.18	Ecol. + Asset Protection	6	5.2	24/7/2018
Bayview Conservation Area WMZ_28	WMZ_28 / BA3.18	Ecol. + Asset Protection	6	5	25/7/2018
Greater Glider Conservation Area WMZ_124	WMZ_124 / BA6.18	Ecol. + Asset Protection	7	10	21/6/2018
Clarke Street Bushland Refuge WMZ_309	WMZ_309 / BA10.18	Ecol. + Asset Protection	2	2.8	6/6/2018
Leslie Harison Conservation Area WMZ_217	WMZ_217 / BA11.18	Ecol. + Asset Protection	9	3.3	20/7/2018
Dawson Road Nature Refuge WMZ_224	WMZ_224 / BA12.18	Ecol. + Asset Protection	8	1.2	5/6/2018
Scribbly Gums Conservation Area WMZ_300	WMZ_300 / BA13.18	Ecol. + Asset Protection	7	6	22/5/2018
Scribbly Gums Conservation Area WMZ_297	WMZ_297 / BA14.18	Ecol. + Asset Protection	7	11	23/7/2018
Swamp Box Conservation Area WMZ_335	WMZ_335 / BA15.18	Ecol. + Asset Protection	7	2.7	18/7/2018
Emu Street Bushland Refuge WMZ_605	WMZ_605 / BA16.18	Ecol. + Asset Protection	6	7.4	19/9/2018
Southern Moreton Bay Islands					
Fern Terrace Bushland Refuge, Russell Island WMZ_455	WMZ_455 / BA21.18	Ecol. + Asset Protection	5	1	1/8/2018
Fern Terrace Bushland Refuge, Russell Island WMZ_456	WMZ_456 / BA22.18	Ecol. + Asset Protection	5	1	1/8/2018
Whistling Kite Wetlands, Russell Island WMZ_471	WMZ_471 / BA23.18	Ecol. + Asset Protection	5	5.4	3/8/2018
Jupiter Street, Russell Island LB_486	LB_486 / BA24.18	Ecol. + Asset Protection	5	2	2/8/2018
Turtle Swamp Wetlands, Russell Island WMZ_480	WMZ_480 / BA25.18	Ecol. + Asset Protection	5	2.5	2/8/2018
North Stradbroke Island					
Tramican Drive Conservation Area (Donahue Street) WMZ_575	WMZ_575 / BA33.18	Ecol. + Asset Protection	2	3	14/8/2018
Tramican Drive Conservation Area (Tramican Street) WMZ_572	WMZ_572 / BA34.18	Ecol. + Asset Protection	2	7	12-14/9/2018

RCC | 2019

Table 3
Conservation Fire Management- Planned Burn Program 2019

Mainland						
Priority	Burn Site	Burn Number	Address	Purpose	Division	Size (Ha)
A	Bayview Conservation Area WMZ_5 & WMZ_6	BA1.19	L246 on S312597 110-186 Days Road, Redland Bay	Ecol. + Asset Protection	6	20
A	Bayview Conservation Area WMZ_42	BA2.19	L430 on S312233 243-271 Days Road, Redland Bay	Ecol. + Asset Protection	6	15
A	German Church Road Bushland Refuge WMZ_379	BA3.19	L900 on SP238924 754-776 German Church Road, Mount Cotton	Ecol. + Asset Protection	6	3
B	German Church Road Wetland WMZ_377	BA4.19	L825 on SP221272 64-106 Valley Way, Mount Cotton	Ecol. + Asset Protection	6	3.5
B	Birkdale Bushland Refuge WMZ_52	BA5.19	L500 on SP305444 88-108 Burbank Road, Birkdale	Ecol. + Asset Protection	10	1
B	Eastern Escarpment Conservation Area WMZ_60	BA6.19	L1 on SP200199 605-769 West Mount Cotton Road, Mount Cotton	Ecol. + Asset Protection	6	10.3
B	Greater Glider Conservation Area WMZ_129	BA7.19	L143 on SP120161 250-354 Redland Bay Road, Alexandra Hills	Ecol. + Asset Protection	7	5.1
B	Harrogate Bushland Refuge WMZ_137	BA8.19	L53 on RP869196 13 Leicester Street, Birkdale	Ecol. + Asset Protection	10	1.3
A	Judy Holt Bushland Reserve WMZ_205	BA9.19	L140 on SP123388 555-607 Old Cleveland Road East, Birkdale	Ecol. + Asset Protection	8	6.1
A	Sandy Creek Conservation Area WMZ_282	BA10.19	L5 on RP884266 2-80 Warren Street, Mount Cotton	Ecol. + Asset Protection	6	10.1
B	Heinemann Road Conservation Area WMZ_999	BA11.19	L2 on RP227426 277-293 Heinemann Road, Mount Cotton	Ecol. + Asset Protection	6	4
A	Wellington Street Bushland Refuge WMZ_303	BA12.19	L141 on CP857139 213-221 Long Street, Cleveland	Ecol. + Asset Protection	2	23
B	South Street Conservation Area WMZ_319	BA13.19	L12 on SP128783 187-197 South Street, Cleveland	Ecol. + Asset Protection	3	7.4
B	Emu Street Bushland Refuge WMZ_601	BA14.19	L1 on RP136204 58 Hillcrest Road, Sheldon	Ecol. + Asset Protection	6	9.1
A	Coochiemudlo Island – Melaleuca Wetlands WMZ_401 & WMZ_402	BA15.19	L2 on SP222653 51-77 Elizabeth Street, Coochiemudlo Island	Ecol. + Asset Protection	4	5.5

DRAFT Planned Burn Program 2018

4

January 2018

RCC | 2019

Southern Moreton Bay Islands						
Priority	Burn Site	Burn Number	Address	Purpose	Division	Size (Ha)
B	Cow Bay Conservation Foreshore, Macleay Island LMZ_423	BA16.19	L321 on SP168883 77-95 Beelong Street, Macleay Island	Ecol. + Asset Protection	5	1
A	Kardinia Street, Macleay Island LMZ_424	BA17.19	L209 - 166 on RP31214 15 -25 Kardinia Street, Macleay Island	Ecol. + Asset Protection	5	1
A	Balaka Street Urban Habitat, Macleay Island LMZ_425	BA18.19	L366 on RP117260 1-25 Balaka Street, Macleay Island	Ecol. + Asset Protection	5	1.6
A	Balaka Street Urban Habitat, Macleay Island LMZ_425	BA19.19	L288 on RP118168 2-16 Balaka Street, Macleay Island	Ecol. + Asset Protection	5	2.3
A	Benowa Street, Macleay Island LMZ_426	BA20.19	L241 on RP31212 16-18 Benowa Street, Macleay Island	Ecol. + Asset Protection	5	1.5
A	Kestrel Street, Macleay Island LMZ_428	BA21.19	L197 on RP31212 14 Kestrel Street, Macleay Island	Ecol. + Asset Protection	5	1
B	Southsea Terrace, Macleay Island LMZ_442	BA22.19	L237 on RP31201 28-34 Southsea Terrace, Macleay Island	Ecol. + Asset Protection	5	5
A	Whistling Kite Wetlands Russell Island WMZ_470	BA23.19	L12 on SP276959 172-216 High Street, Russell Island	Ecol. + Asset Protection	5	3
A	Whistling Kite Wetlands Russell Island WMZ_472	BA24.19	L12 on SP276959 172-216 High Street, Russell Island	Ecol. + Asset Protection	5	6.5
A	State Education Land Russell Island WMZ_473 & WMZ_475	BA25.19	L3 on CP816719 69-73 Centre Road, Russell Island	Ecol. + Asset Protection	5	9
A	Turtle Swamp Wetlands, Russell Island WMZ_481	BA26.19	L448 on RP123821 165 Centre Road, Russell Island	Ecol. + Asset Protection	5	5
B	Melomys Wetland Russell Island WMZ_511	BA37.19	L1 on SP294382 148-174 Glendale Road Russell Island	Ecol. + Asset Protection	5	1.7
B	Melomys Wetland Russell Island WMZ_510	BA38.19	L1 on SP294382 148-174 Glendale Road Russell Island	Ecol. + Asset Protection	5	.7
North Stradbroke Island (NSI)						
B	Amity Point Recreation Reserve WMZ_542	BA27.19	L2 on SP251715 24-42 Claytons Road, Amity Point NSI	Ecol. + Asset Protection	2	2
B	Home Beach Foreshore WMZ_557 & WMZ_558	BA28.19	Home Beach Foreshore L130 on SP245354 East Coast Road, Point Lookout NSI	Ecol. + Asset Protection	2	3
A	East Coast Road Conservation Area WMZ_566 & WMZ_567	BA29.19	Rear of Fire Station L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	5.5

RCC | 2019

A	East Coast Road Conservation Area WMZ_568	BA30.19	Rear of Allure Resort L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	1.2
A	East Coast Road Conservation Area WMZ_569 & WMZ_571	BA31.19	Rear of Allure Resort L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	11
A	Tramican Drive Conservation Area (Donahue Street) WMZ_573	BA32.19	Rear of Donahue Street L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	5
A	Tramican Drive Conservation Area (Baker Court) WMZ_576 & WMZ_577	BA33.19	Rear of Baker Court L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	7
A	Tramican Drive Conservation Area (Baker Court) WMZ_578	BA34.19	Rear of Baker Court L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	9.5
A	George Nothling Drive Conservation Area WMZ_582	BA35.19	East of George Nothling Dr L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	21
A	Tramican Drive Conservation Area (Donahue Street) WMZ_998	BA36.19	Rear of Donahue Street L130 on SP245354 George Nothling Drive, Point Lookout NSI	Ecol. + Asset Protection	2	76

Conservation Fire Management Planned Burn Program 2019

Burn number: BA1.19

Location: Bayview Conservation Area
Street Address: 110-186 Days Road, Redland Bay
Lot/Plan Numbers: L246 on S312597
BAP Block Number: WMZ 5 & WMZ 6
Size of burn: 20 Hectares **Fuel load:** High **Fire History:** 10 years

BA1.19



Conservation Fire Management Planned Burn Program | 2019

Burn number: BA2.19

Location: Bayview Conservation Area
Street Address: 243-271 Days Road, Redland Bay
Lot/Plan Numbers: L430 on S312233
BAP Block Number: WMZ 42
Size: 15 Hectares **Fuel Load:** Very High **Fire History:** 10+ years

BA2.19

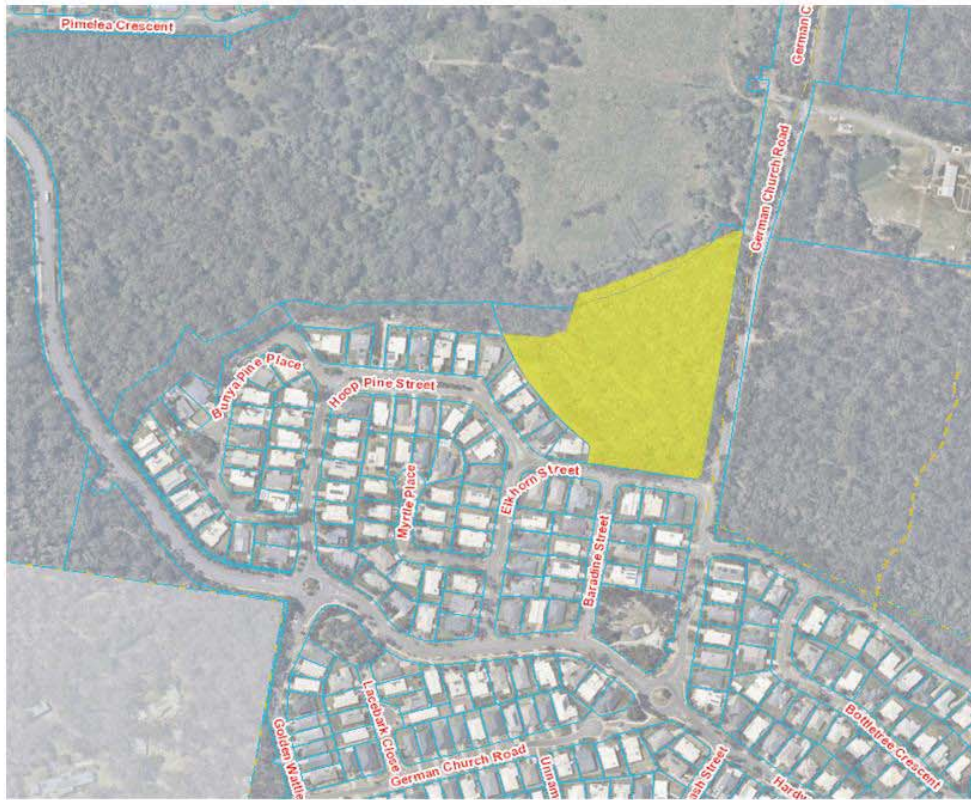


Conservation Fire Management Planned Burn Program | 2019

Burn number: BA3.19

Location: German Church Road Bushland
Street Address: 754-776 German Church Road, Mount Cotton
Lot/Plan Numbers: L900 on SP238924
BAP Block Number: WMZ 379
Size of burn: 3 Hectares **Fuel load:** Very High **Fire History:** 10+ years

BA3.19

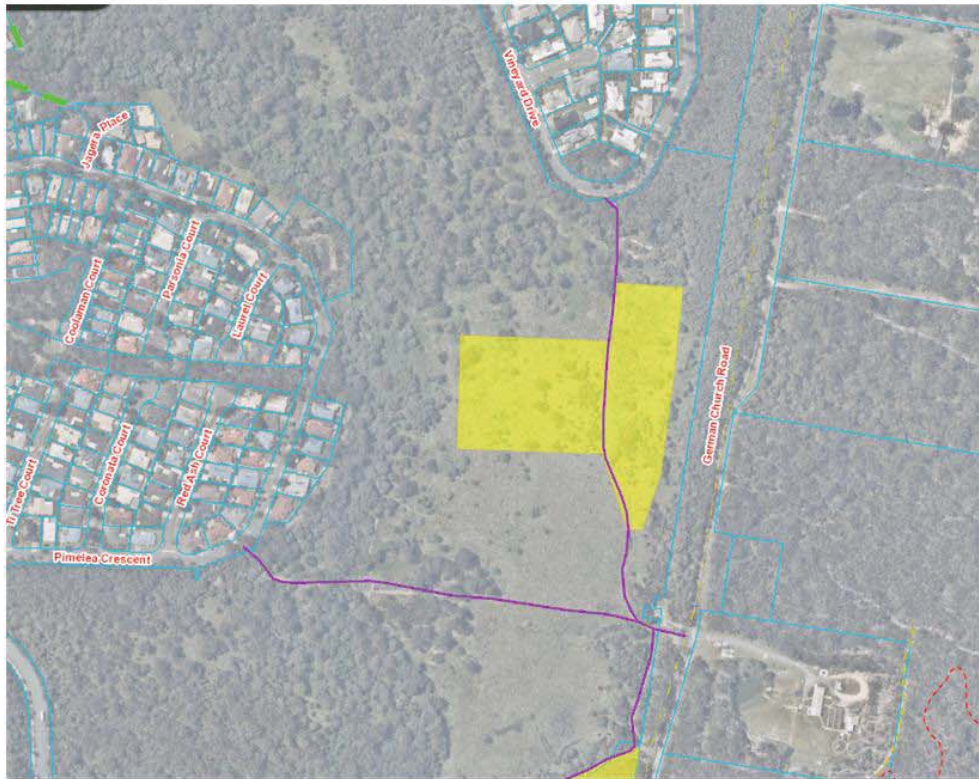


Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA4.19

Location: German Church Road Wetland
Street Address: 64-106 Valley Way, Mount Cotton
Lot/Plan Numbers: L825 on SP221272
BAP Block Number: WMZ_377
Size of Burn: 3.5 Hectares **Fuel load:** Very High **Fire History:** 10+ years

BA4.19

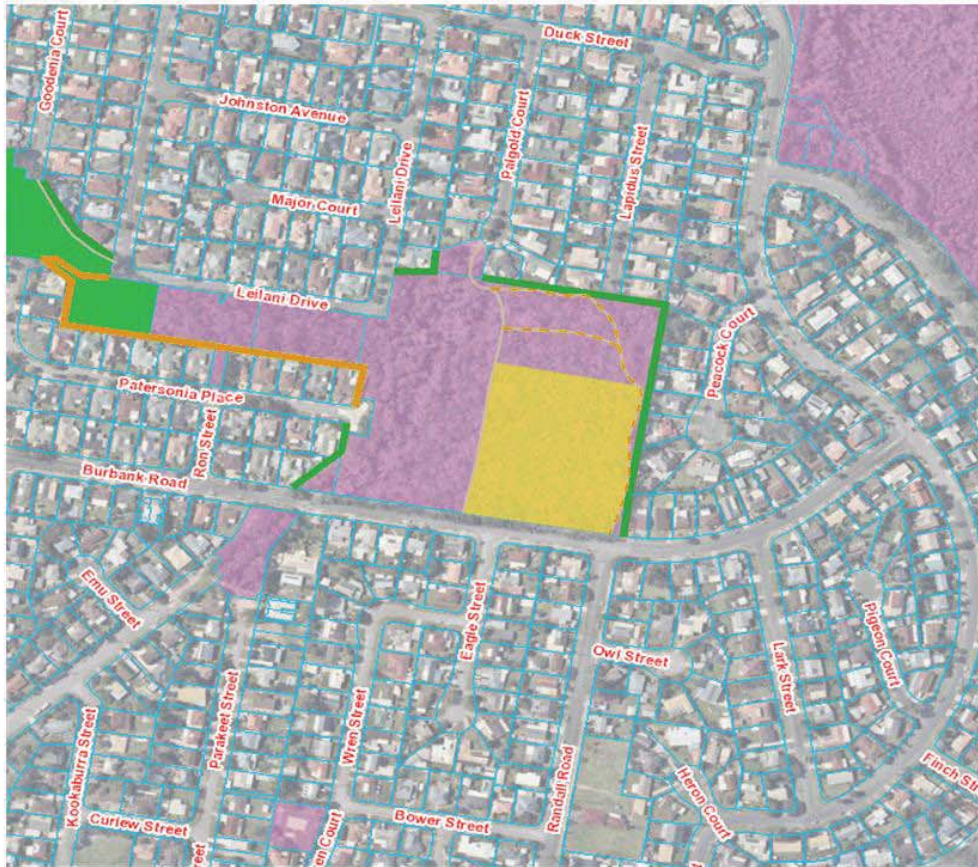


Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA5.19

Location: Birkdale Bushland Refuge
Street Address: 88-108 Burbank Road, Birkdale
Lot/Plan Numbers: L500 on SP305444
BAP Block number: WMZ 52
Size of burn: 1 Hectare **Fuel load:** High **Fire History:** 10+ years

BA5.19

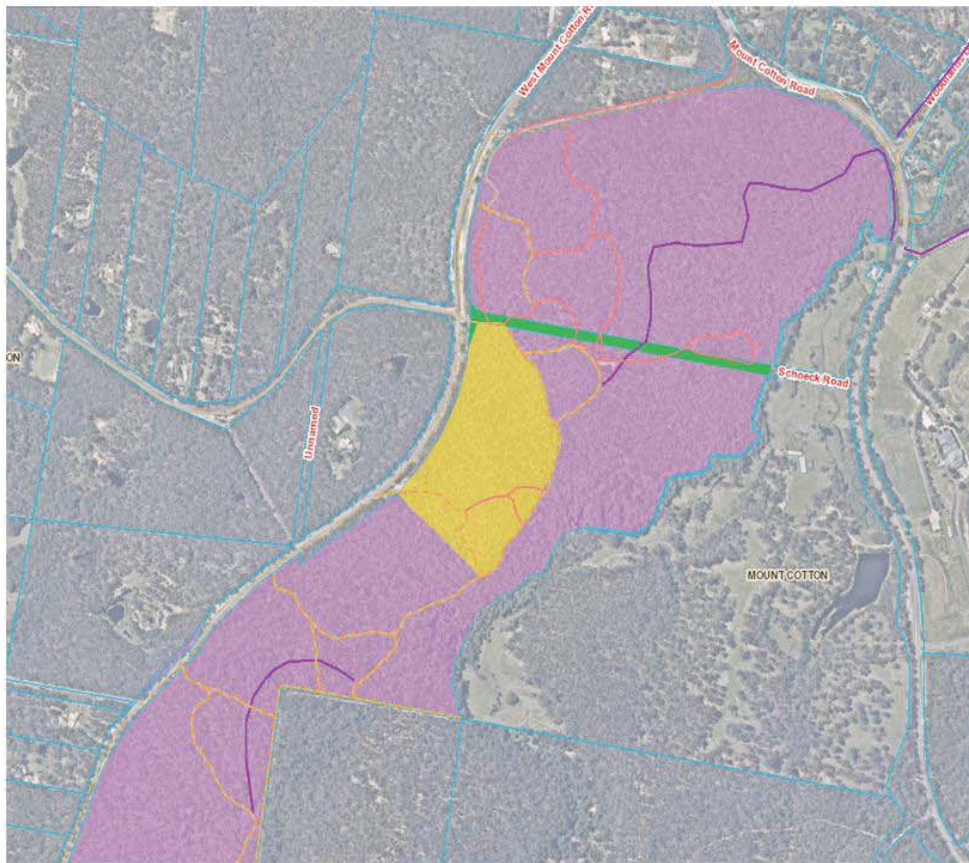


Conservation Fire Management Planned Burn Program | 2019

Burn number: BA6.19

Location: Eastern Escarpment Conservation Area
Street Address: 605-769 West Mount Cotton Road, Mt Cotton
Lot/ Plan Numbers: L1 on SP200199
BAP Block Number: WMZ 60
Size of burn: 10.3 Hectares **Fuel load:** High **Fire History:** 10+ years

BA6.19



Conservation Fire Management Planned Burn Program 2019

Burn number: BA7.19

Location: Greater Glider Conservation Reserve
Street Address: 250-354 Redland Bay Road, Alexandra Hills
Lot/ Plan Numbers: L143 on SP120161
BAP Block Number: WMZ_129
Size of burn: 5.1 Hectares **Fuel load:** High **Fire History:** 10+ years

BA7.19

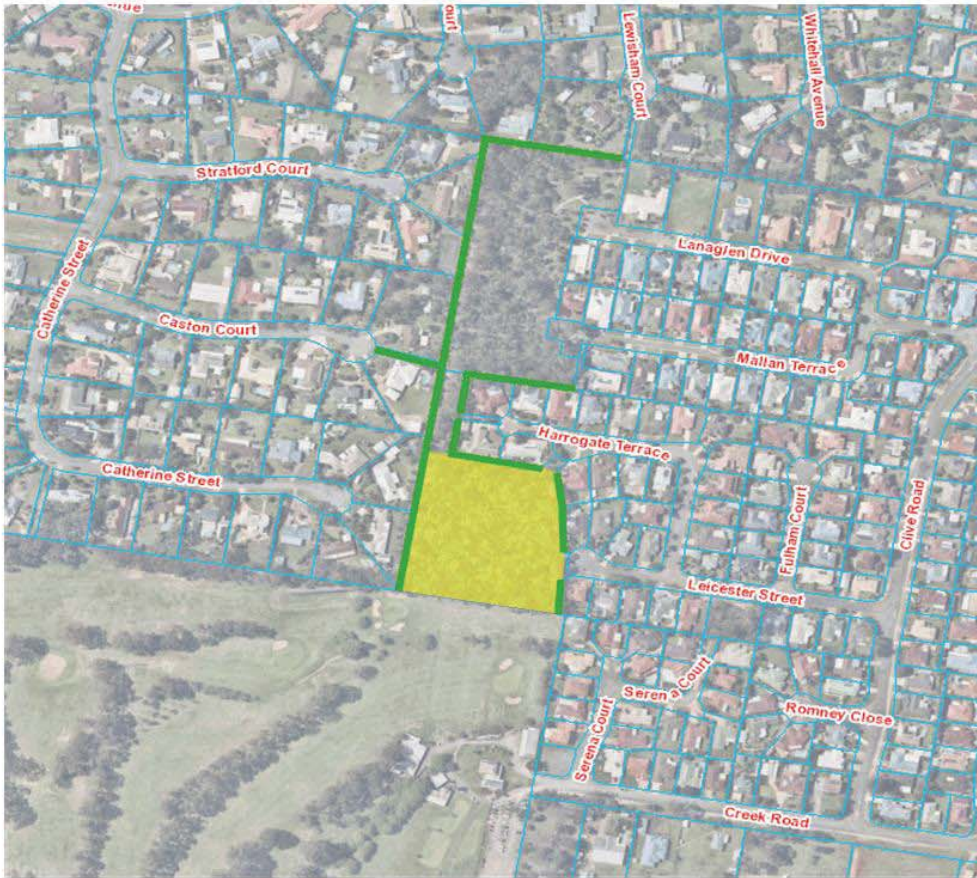


Conservation Fire Management Planned Burn Program | 2019

Burn number: BA8.19

Location: Harrogate Bushland Refuge
Street Address: 13 Leicester Street, Birkdale
Lot/ Plan Numbers: L53 on RP869196
BAP Block Number: WMZ_137
Size of burn: 1.3 Hectares **Fuel load:** Very High **Fire History:** 10 years

BA8.19

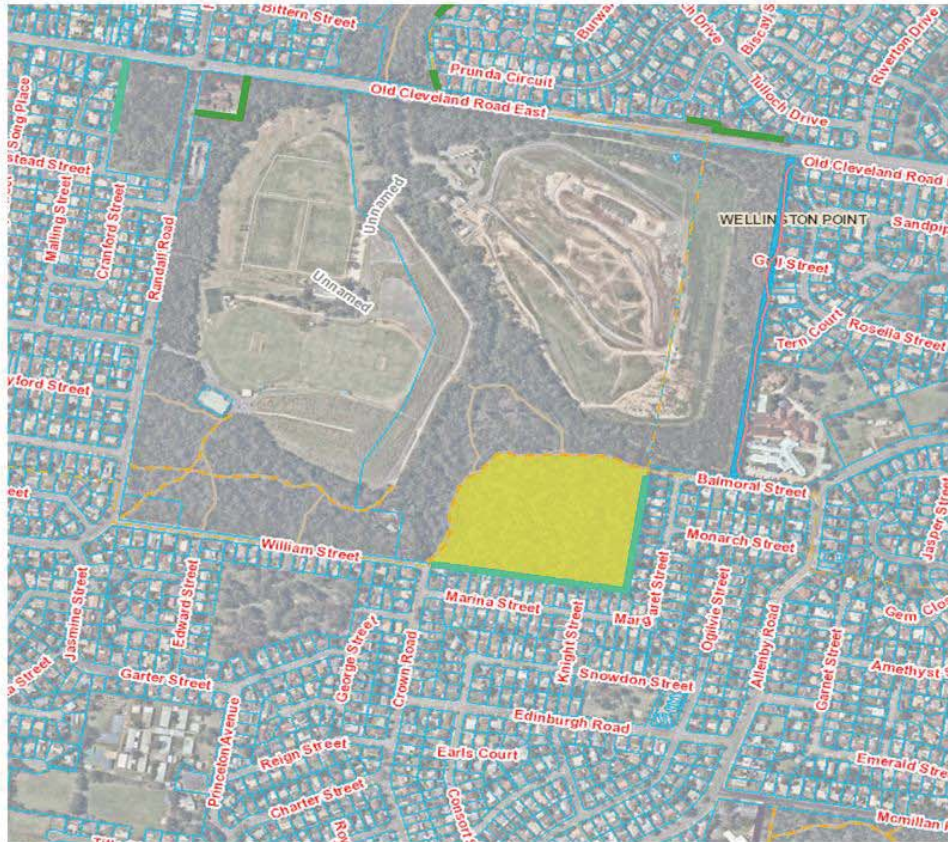


Conservation Fire Management Planned Burn Program 2019

Burn number: BA9.19

Location: Judy Holt Bushland Reserve
Street Address: 555-607 Old Cleveland Road East, Birkdale
Lot/ Plan Numbers: L 140 on SP123388
BAP Block Number: WMZ_205
Size of burn: 6.1 Hectares **Fuel load:** High **Fire History:** 10+ years

BA9.19

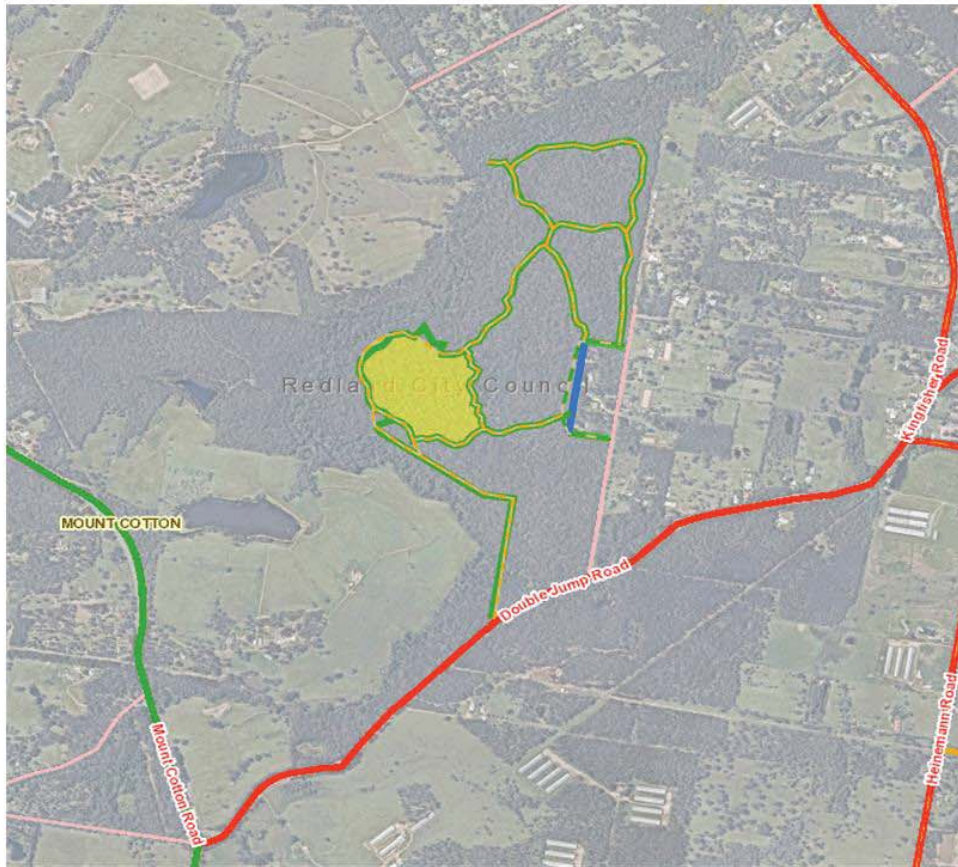


Conservation Fire Management Planned Burn Program 2019

Burn Number: BA10.19

Location: Sandy Creek Conservation Area
Street Address: 2-80 Warren Street, Mount Cotton
Lot/Plan Numbers: L5 on RP884266
BAP Block Number: WMZ 282
Size of burn: 10.1 Hectares **Fuel load:** Very High **Fire History:** 10+ years

BA10.19



Conservation Fire Management Planned Burn Program | 2019

Burn number: BA11.19

Location: Heinemann Road Conservation Area
Street Address: 277-293 Heinemann Road, Mount Cotton
Lot/Plan Numbers: Lot 2 on RP227426
BAP Block Number: WMZ 999
Size of burn: 4 Hectares **Fuel load:** High **Fire History:** Unknown

BA11.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA12.19

Location: Wellington Point Bushland Refuge
Street Address: 213-221 Long Street, Cleveland
Lot/Plan Numbers: L141 on CP857139
BAP Block Number: WMZ 303
Size of burn: 23 Hectares **Fuel load:** Very High **Fire History:** 7 years

BA12.19



Conservation Fire Management Planned Burn Program | 2019

Burn number: BA13.19

Location: South Street Conservation Area
Street Address: 187-197 South Street, Cleveland
Lot/Plan Numbers: L12 on SP128783
BAP Block number: WMZ 319
Size of burn: 7.4 Hectares **Fuel load:** High **Fire History:** 8 years

BA13.19

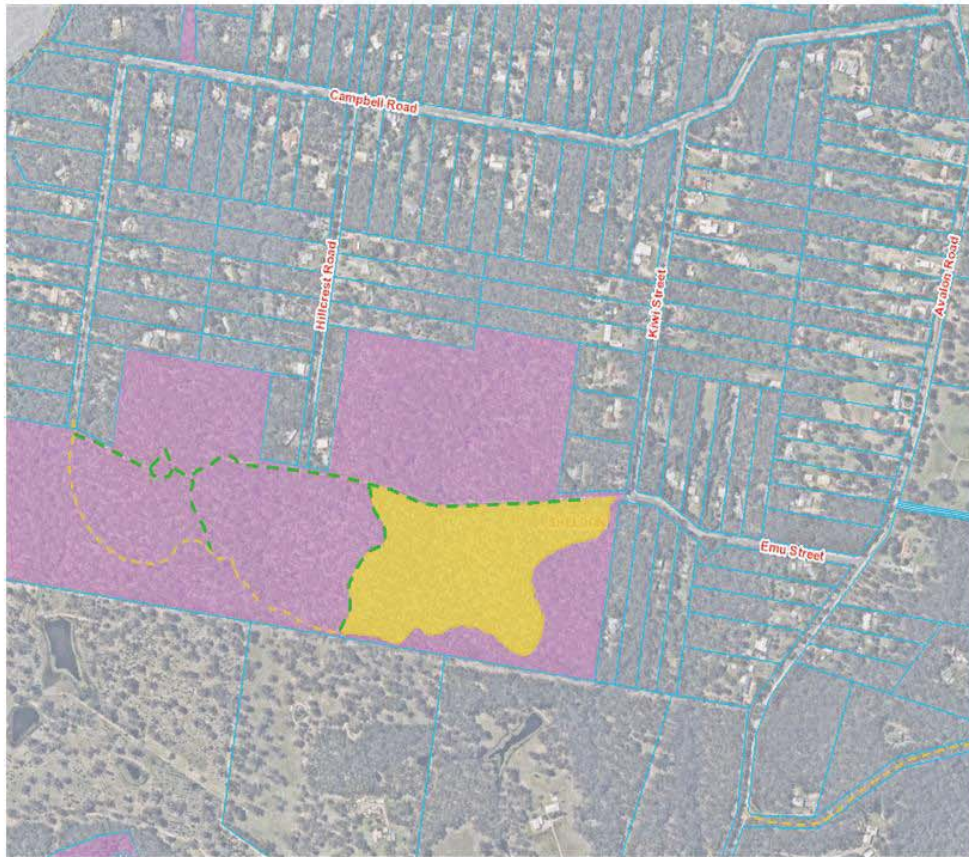


Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA14.19

Location: Emu Street Bushland Refuge
Street Address: 58 Hillcrest Road, Sheldon
Lot/Plan Numbers: L1 on RP136204
BAP Block Number: WMZ_601
Size of burn: 9.1 Hectares **Fuel load:** High **Fire History:** 10+ years

BA14.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA15.19

Location: Coochiemudlo Island – Melaleuca Wetlands

Street Address: 51-77 Elizabeth Street, Coochiemudlo Island

Lot/Plan Numbers: L2 on SP222653

BAP Block Number: WMZ_401 & WMZ_402

Size of Burn: 5.5 Hectares. **Fuel Load:** Very High **Fire History:** 6 years

BA15.19



Conservation Fire Management Planned Burn Program 2019

Burn number: BA16.19

Location: Cow Bay Conservation Foreshore
Street Address: 77-95 Beelong Street, Macleay Island
Lot/Plan Numbers: L321 on SP168883
BAP Block Number: LMZ_423
Size of Burn: 1 Hectare **Fuel Load:** High **Fire History:** 10+ years

BA16.19



Conservation Fire Management Planned Burn Program 2019

Burn number: BA17.19

Location: Kardinia Street
Street Address: 15-25 Kardinia Street, Macleay Island
Lot/Plan Numbers: L209 - 166 on RP31214
BAP Block Number: LMZ_424
Size of Burn: 1 Hectare **Fuel Load:** Very High **Fire History:** 10+ years

BA17.19



Conservation Fire Management Planned Burn Program 2019

Burn number: BA18.19

Location: Balaka Street Urban Habitat
Street Address: 1-25 Balaka Street, Macleay Island
Lot/Plan Numbers: L366 on RP117260
BAP Block Number: LMZ_425
Size of Burn: 1.6 Hectares **Fuel Load:** High **Fire History:** 5 years

BA18.19



Conservation Fire Management Planned Burn Program | 2019

Burn number: BA19.19

Location: Balaka Street Urban Habitat
Street Address: 2-16 Balaka Street, Macleay Island
Lot/Plan Numbers: L288 on RP118168
BAP Block Number: LMZ_425
Size of Burn: 2.3 Hectares **Fuel Load:** Extreme **Fire History:** 10+ years

BA19.19



Planned Burn Program 2018

25

February 2018

Conservation Fire Management Planned Burn Program 2019

Burn Number: BA20.19

Location: Benowa Street
Street Address: 16-18 Benowa Street, Macleay Island
Lot/Plan Numbers: L241 on RP31212
BAP Block Number: LB_426
Size of Burn: 1 Hectare **Fuel Load:** Extreme **Fire History:** 10+ years

BA20.19



Planned Burn Program 2018

26

February 2018

Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA21.19

Location: Kestrel Street

Street Address: 14 Kestrel Street, Macleay Island

Lot/Plan Numbers: L197 on RP31212

BAP Block Number: LMZ_428

Size of Burn: 1 Hectare **Fuel Load:** Extreme **Fire History:** 10+ years

BA21.19



Planned Burn Program 2018

27

February 2018

Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA22.19

Location: Southsea Terrace
Street Address: 28-34 Southsea Terrace, Macleay Island
Lot/Plan Numbers: L237 on RP31201
BAP Block Number: **LMZ_442**
Size of Burn: 5 Hectare **Fuel Load:** Very High **Fire History:** 10+ years

BA22.19



Planned Burn Program 2018

28

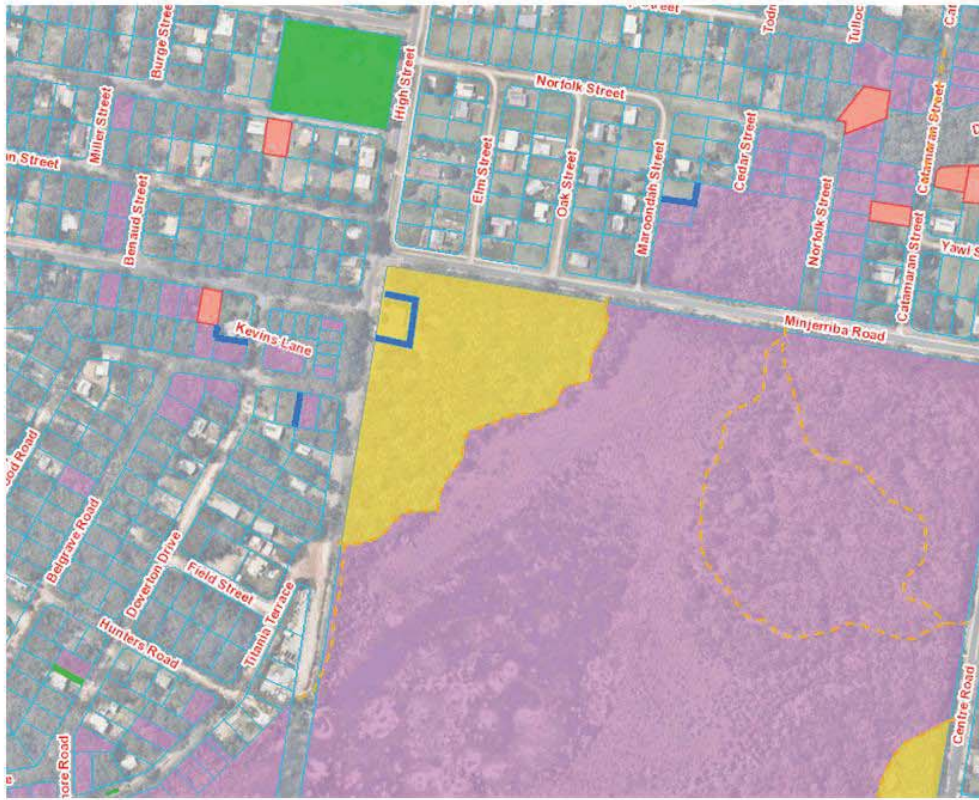
February 2018

Conservation Fire Management Planned Burn Program 2019

Burn Number: BA23.19

Location: Whistling Kite Wetlands
Street Address: 172-216 High Street, Russell Island
Lot/Plan Numbers: L12 on SP276959
BAP Block Number: WMZ_470
Size of Burn: 3 Hectares Fuel Load: Very High Fire History: 5 years

BA23.19

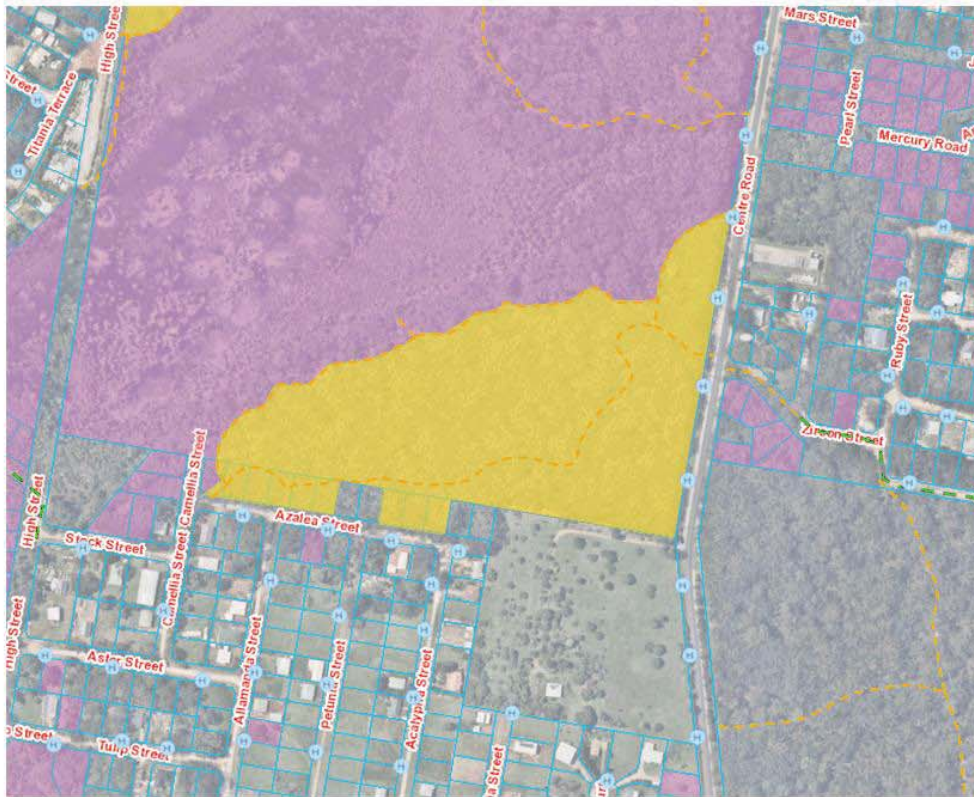


Conservation Fire Management Planned Burn Program 2019

Burn Number: BA24.19

Location: Whistling Kite Wetlands
Street Address: 172-216 High Street, Russell Island
Lot/Plan Numbers: L12 on SP276959
BAP Block Number: WMZ_472
Size of Burn: 6.5 Hectares **Fuel Load:** Very High **Fire History:** 5 years

BA24.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA25.19

Location: State Education Land
Street Address: 69-73 Centre Road, Russell Island
Lot/Plan Numbers: L3 on CP816719
BAP Block Number: WMZ_473 & WMZ_475
Size of Burn: 9 Hectares **Fuel Load:** Very High **Fire History:** 7 years

BA25.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA26.19

Location: Turtle Swamp Wetland
Street Address: 165 Centre Road, Russell Island
Lot/Plan Numbers: L448 on RP123821
BAP Block Number: WMZ_481
Size of Burn: 5 Hectare **Fuel Load:** Extreme **Fire History:** 7 years

BA26.19



Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA27.19

Location: Amity Point Recreation Reserve
Street Address: 24-42 Clayton Road, Amity Point NSI
Lot/Plan Numbers: L2 on SP251715
BAP Block Number: WMZ_542
Size of Burn: 2 Hectares **Fuel Load:** Very High **Fire History:** 10+ years

BA27.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA28.19

Location: Home Beach Foreshore

Street Address: East Coast Road, Point Lookout NSI

Lot/Plan Numbers: L130 on SP245354

BAP Block Number: WMZ_557 & WMZ_558

Size of Burn: 3 Hectares **Fuel Load:** Very High **Fire History:** 10+ years

BA28.19



Planned Burn Program 2018

34

February 2018

Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA29.19

Location: East Coast Road Conservation Area

Street Address: George Nothing Drive, Point Lookout NSI (rear of Fire Station)

Lot/Plan Numbers: L130 on SP245354

BAP Block Number: WMZ_566 & WMZ_567

Size of Burn: 5.5 Hectares **Fuel Load:** Very High **Fire History:** 8 years

BA29.19



Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA30.19

Location: East Coast Road Conservation Area
Street Address: George Nothing Drive, Point Lookout NSI (rear of Allure Resort)
Lot/Plan Numbers: L130 on SP245354
BAP Block Number: WMZ_568
Size of Burn: 1.2 Hectares **Fuel Load:** Very High **Fire History:** 9 years

BA30.19



Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA31.19

Location: East Coast Road Conservation Area
Street Address: George Nothing Drive, Point Lookout NSI (rear of Allure Resort)
Lot/Plan Numbers: L130 on SP245354
BAP Block Number: WMZ_569 & WMZ_571
Size of Burn: 11 Hectares **Fuel Load:** Very High **Fire History:** 5 years

BA31.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA32.19**Location:** Tramican Drive Conservation Area**Street Address:** George Nothing Drive, Point Lookout NSI (rear of Donahue Street)**Lot/Plan Numbers:** L130 on SP245354**BAP Block Number:** WMZ_573**Size of Burn:** 5 Hectares **Fuel Load:** High **Fire History:** 6 years**BA32.19**

Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA33.19

Location: Tramican Drive Conservation Area
Street Address: George Nothing Drive, Point Lookout NSI (rear of Baker Court)
Lot/Plan Numbers: L130 on SP245354
BAP Block Number: WMZ_576 & WMZ_577
Size of Burn: 7 Hectares **Fuel Load:** High **Fire History:** 7 years

BA33.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA34.19

Location: Tramican Drive Conservation Area

Street Address: George Nothing Drive, Point Lookout NSI (rear of Baker Court)

Lot/Plan Numbers: L130 on SP245354

BAP Block Number: WMZ_578

Size of Burn: 9.5 Hectares **Fuel Load:** Very High **Fire History:** 9 years

BA34.19

Planned Burn Program 2018

40

February 2018

Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA35.19

Location: George Nothing Drive Conservation Area

Street Address: George Nothing Drive, Point Lookout NSI (East of George Nothing Drive)

Lot/Plan Numbers: L130 on SP245354

BAP Block Number: WMZ_582

Size of Burn: 21 Hectares **Fuel Load:** Very High **Fire History:** 9 years

BA35.19



Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA36.19

Location: Tramican Drive Conservation Area

Street Address: George Nothing Drive, Point Lookout NSI (rear of Donahue Street)

Lot/Plan Numbers: L130 on SP245354

BAP Block Number: WMZ_998

Size of Burn: 76 Hectares **Fuel Load:** Very High/ Extreme **Fire History:** Unknown
(Multi-agency Burn due to multiple stakeholders – Council owns 43 hectares of the burn area)

BA36.19

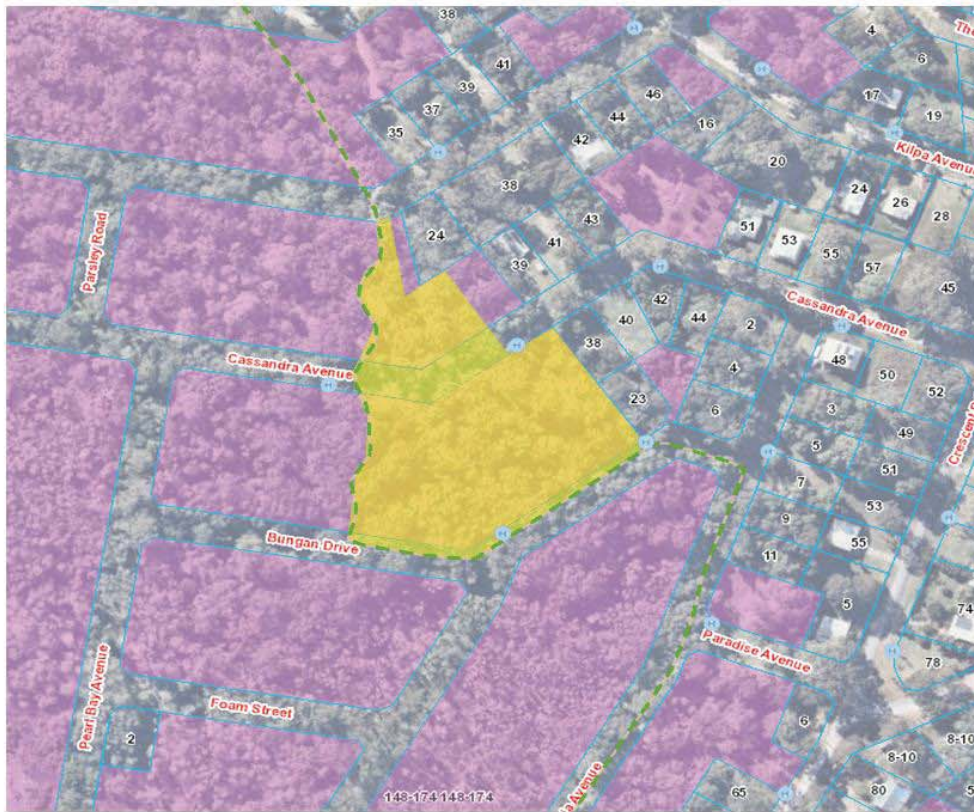


Conservation Fire Management Planned Burn Program | 2019

Burn Number: BA37.19

Location: Melomys Wetland
Street Address: 148-174 Glendale Road, Russell Island
Lot/Plan Numbers: L1 on SP294382
BAP Block Number: WMZ_511
Size of Burn: 1.7 Hectares **Fuel Load:** Very High **Fire History:** Unknown

BA37.19



Conservation Fire Management Planned Burn Program 2019

Burn Number: BA38.19

Location: Melomys Wetland

Street Address: 148-174 Glendale Road, Russell Island

Lot/Plan Numbers: L1 on SP294382

BAP Block Number: **WMZ_510**

Size of Burn: .7 Hectare **Fuel Load:** Very High **Fire History:** Unknown

BA38.19



Planned Burn Program 2018

44

February 2018

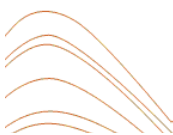
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Redland City Council Fire Strategy Review: Russell Island

February 2019



Revision 3
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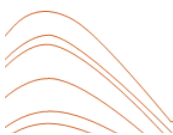
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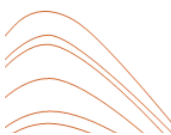
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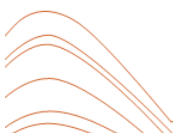
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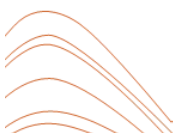
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Acronyms

APZ	Asset Protection Zone
APZ Rec.	APZ Recommended
AS 3959-2009	Australian Standard: Construction of buildings in bushfire-prone areas
BAP	Bushfire Action Plan
DNRME	Department of Natural Resources, Mines and Energy
FMP	Review Report Redland City Council – Fire Management Plan: Review Report 2017
FMZ	Fire Management Zones
LMZ	Land Management Zone
OFH	Overall Fuel Hazard
QFES	Queensland Fire and Emergency Services
RCC	Redland City Council
Redland PS	City Plan 2018: Redland Planning Scheme v1.0
WMZ	Wildfire Mitigation Zone



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1 Executive Summary

A fire management strategy has been developed for Russell Island to balance the preservation of ecological values and functioning with community safety and resilience. This was achieved via the identification of Fire Management Zones (FMZs). The management guidelines associated with the three FMZ subcategories, Asset Protection Zone (APZ), Wildfire Mitigation Zone and Land Management Zone, have been developed in line with the ecological requirements of present vegetation communities and evidence-based risk monitoring. Implementation of the management guidelines and the establishment and/or maintenance of fire trails and breaks aim to reduce the bushfire risk across the island.

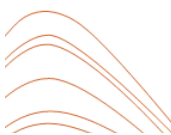
Table 1 provides a summary of the 122 identified FMZs and the associated prioritisation level. Note that only total lengths have been provided for APZs and light attack as management areas depend on setback requirements and local landscape variabilities.

Table 1. Priority summary of Fire Management Zones

Priority	FMZ Subcategory	No. FMZ Subcategories	Total Area (ha)	Total Length (m)
1	APZ	75 ¹	-	15,675.4
	APZ Recommended	2	0.3	-
	APZ Road	1	82.2	-
	Land Management Zone	1	34.5	-
	Wildfire Mitigation Zone	7	65.2	-
2	Wildfire Mitigation Zone	6	30.1	-
	Light Attack	14	-	5,866.3
3	Land Management Zone	3	108.0	-
	Wildfire Mitigation Zone	1	4.3	-
4	Land Management Zone	1	29.8	-
	Wildfire Mitigation Zone	5	26.6	-
5	Wildfire Mitigation Zone	2	6.9	-
6	Wildfire Mitigation Zone	4	26.0	-
Total		122	413.9	21,541.7

This fire management strategy has only been applied to RCC managed land parcels or road reserves as bushfire risk on private property is the responsibility of the landholder(s). This consequently reduces the effectiveness of managing bushfire risk via contiguous and consistent

¹ 82 individual lines in total, however, some have been combined into one ID due to close proximities and identical management requirements.

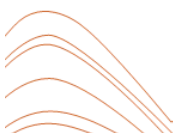


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integrated land management across the island. As such, recommendations in this fire strategy will assist in reducing the bushfire risk, particularly on RCC managed land, however, residual risk may remain on private land.



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2 Introduction

Ten Rivers was engaged by Redland City Council (RCC) to review the current Bushfire Action Plan (BAP) for Russell Island. The need for this review was in response to the recommendations provided in the *Redland City Council – Fire Management Plan: Review Report 2017* (FMP Review Report) prepared by Queensland Fire and Emergency Services (QFES) (2017). One of the key requirements of the FMP Review Report included the need to balance the preservation of ecological values and functioning with community safety and resilience.

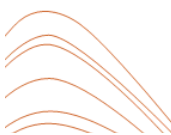
To achieve this requirement, a fire management strategy has been developed for Russell Island via the identification of Fire Management Zones (FMZs). Allocation of land to an FMZ was based on an assessment of ecological values within the landscape, coined with proximity to occupied dwellings and assets. The focus was on RCC managed land, therefore the FMZs were only established within RCC managed land parcels or road reserves.

The FMZ subcategories have been defined by differing management aims and strategies; ultimately providing guidance on the type of fire regime required for the area. The three FMZ subcategories identified in this report are defined as follows:

- Asset Protection Zone (APZ) – used in vegetated areas in proximity to people and property, with a focus to reduce fuel and create an effective buffer zone.
 - APZ Recommended (APZ Rec.) – APZ subcategory identifying currently vegetated road reserves which are recommended to be cleared and/or managed in accordance with the described APZ fuel mitigation control methods.
 - APZ Road – APZ subcategory identifying currently constructed road reserves which are to be managed in accordance with the described APZ fuel mitigation control methods.
- Wildfire Mitigation Zone (WMZ) – used in areas of high risk in relation to their location within the landscape, with the objective to reduce fuel hazard to high or below.
- Land Management Zone (LMZ) – used in areas to manage forest blocks based on ecological or cultural objectives.

Following assignment of land to a FMZ, the fire management strategies were prioritised based on the assessed risk posed by the area. Priority levels were ranked from 1 to 6, with 1 being of highest priority.

The following details the methods used to assign the Russell Island FMZs, relevant management recommendations and prioritisation of fire management strategies.



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3 Methodology

3.1 Desktop Assessment

A desktop assessment was undertaken to identify areas of interest (i.e. potentially hazardous vegetation). The review included an assessment of the following sources:

- Current bushfire management and locally relevant overlays provided by RCC
- Vegetation management, regional ecosystem and broad vegetation group mapping developed by the Department of Natural Resources, Mines and Energy (DNRME) (2018)
- Bushfire prone area (bushfire hazard class) mapping developed by QFES (2017)
- Aerial imagery (Nearmap, 2018)
- High resolution elevation data (1 metre, digital elevation model) provided by DNRME (2014)
- Recorded climate data (Bureau of Meteorology, 2019)
- City Plan 2018: Redland Planning Scheme v1.0 (Redland PS)
- Australian Standard: Construction of buildings in bushfire-prone areas (AS 3959-2009)
- Overall fuel hazard assessment guide (Hines *et al.*, 2010)
- Planned Burn Guidelines – Southeast Queensland Bioregion of Queensland (Queensland Parks and Wildlife Service, 2013)

3.2 Site Visit

Two fire ecologists were escorted around Russell Island by RCC representatives on 12 March 2018. All current management zones associated with the Russell Island BAP were identified, with brief landscape features being recorded utilising Collector for ArcGIS (Esri, 2019).

3.3 Assignment of Fire Management Zones

3.3.1 Asset Protection Zone

Asset Protection Zones (APZs) (i.e. boundary/ asset setbacks from hazardous vegetation) were established around assets abutting identified hazardous vegetation. Specifically, the quantification of APZ maintenance widths were developed with an aim to achieve, where possible, a radiant heat flux exposure threshold of 29 kW/m² (or less) to occupied buildings and/or asset(s). This is in accordance with the Redland PS and AS 3959-2009. Although prevailing winds are likely to be driven in a south-east direction (Bureau of Meteorology, 2019), a worst-case scenario approach was taken, whereby the highest category of slope degree was chosen no matter where the hazardous vegetation was located in relation to the building and/or asset(s). It must be noted that Bushfire Attack Level (BAL) radiant heat exposure limits are only applicable to occupied Class 1-3 buildings or Class 10a buildings/decks associated with Class 1-3 buildings as defined by the *National Construction Code 2016: Building Code of Australia*. Further, APZs could only be delineated within RCC managed land.



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3.3.2 Wildfire Mitigation Zone

Wildfire Mitigation Zones (WMZs) were developed to complement APZs and strengthen existing fire control advantages. Assignment of land to a WMZ was based on the identification of 'High' risk locations, which was determined based on the assessment of the following attributes:

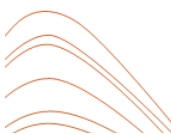
- proximity of hazardous vegetation to assets and APZ presence
- risk determination based on OFH
- landscape features (both within and adjoining)
- vegetation type and cover; and
- the management priority of the FMZ (where relevant).

3.3.3 Land Management Zone

Complimenting APZs and WMZs, Land Management Zones (LMZs) produce a mosaic of varying and/or discontinuous fuel loads which reduce the likelihood of a bushfire spreading across the landscape. Land was assigned to a LMZ where APZ and WMZ management was deemed not appropriate. Mapped extents, such as regional ecosystems (DNRME, 2018), were utilised to identify ecological or cultural areas and associated objectives.

3.4 Limitations and Assumptions

The recommendations made in this report focus solely on RCC managed land. Russell Island consists of a network of RCC managed and private landholders, posing difficulty in contiguous and consistent integrated land management across the island. The recommendations in this fire strategy will assist in reducing the bushfire risk, particularly on RCC managed land, however, residual risk may remain on private land.



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4 Management Guidelines

4.1 Asset Protection Zone

The objective of the APZ is to protect human life and property via the provision of a maintained, low hazard (i.e. low fuel), defensible space immediately surrounding an infrastructure asset(s). Regular maintenance of an APZ aids in mitigating the potential impacts associated with a bushfire, including radiant heat exposure levels, flame contact, ember and smoke attack. As such, understorey vegetation is required to be regularly maintained to prevent the build-up of fuels and the area must be free of combustible items and obstructions. Further, it is recommended that some trees and vegetation be selectively retained (where possible) so to filter embers and reduce wind speed in the event of a bushfire. Retained vegetation, however, must not form a continuous canopy.

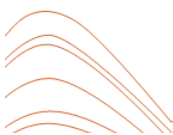
Within an APZ, the Overall Fuel Hazard (OFH) should be reduced and maintained at a rating of 'Low' as defined by the *Overall fuel hazard assessment guide* (Hines *et al.*, 2010). Any future development within a bushfire prone area must ensure that associated APZs are to be established in accordance with the requirements of the Redland PS and AS 3959-2009 (i.e. BAL assessment to identify radiant heat exposure thresholds and required setback distances).

Recommended fuel mitigation control methods within the APZ include:

- Raking or manual removal of fine fuels such as leaves, twigs (less than 6 mm in diameter) and bark. This is fuel that burns quickly, increases the intensity of a fire and should be removed on a regular basis. Ideally removed with tools such as rakes, hoes, rake hoes and shovels.
- Mowing or slashing grasses to a short length (<10 cm), which should be kept green where possible. Cut material must be either removed or allowed to decompose before fire season.
- Pruning small trees and shrubs, especially around mature trees, to prevent laddering potential and canopy damage.
- Separate crowns of mature trees by two to five metres and trim back any branches overhanging assets.
- Hazard reduction burning is effective at reducing risk, however must be carried out with extreme caution under the correct weather conditions.

Where possible, property owners with assets at risk from a wildfire event should be kept informed regarding the progress of the fire, and asked for an assessment of their current level of asset protection preparedness.

The establishment of APZ and ongoing maintenance is a high priority as it reduces bushfire risk immediately abutting assets to protect life, property and the community. Consequently, all APZ have been listed as priority 1. Refer to the appendices for the mapped location of identified Russell Island APZs and Table 2 for associated management prescriptions.



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Table 2. Russell Island Asset Protection Zone management prescriptions.

APZ ID	Target Fuel Hazard	Priority	Management Prescription
1 to 75	Low	1	<ul style="list-style-type: none"> Maintain OFH at ‘Low’ by using mechanical hazard reduction using forestry mulchers, brushcutters in locations of very high risk, to reduce near surface and elevated fuels within APZ strip of 13-20 m width. Desired outcome: open forest with reduced fuel understorey strip; no elevated fuels, ground cover and grasses reduced to <10 cm height. Clearing to 1 – 3 m (depending on slope) around large trees (generally 30cm diameter eucalypts) to reduce laddering potential and canopy impact.

In addition to the above APZs, two APZ (Rec.) have been identified. These have been indicated in defined road reserve areas where it is recommended that roads be constructed, or vegetation be managed in accordance with the management prescriptions identified in Table 2. If this is not feasible, it is recommended that an APZ be established. Further, the subcategory APZ Road indicates current constructed road reserves which are to serve as fire breaks so require fuel mitigation control maintenance to be undertaken to maintain an OFH of ‘Low’.

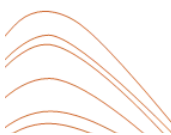
4.2 Wildlife Mitigation Zone

The desired outcome for identified WMZs is to maintain the OFH at ‘High’ or below using planned burning in accordance with the *Planned Burn Guidelines – Southeast Queensland Bioregion of Queensland* (Planned Burn Guidelines) (Queensland Parks and Wildlife Service, 2013) (i.e. intervals of 6-8 years). The purpose of the WMZ is to break up large continuous areas of hazardous vegetation to reduce the speed and intensity of a bushfire. Recommended strategies for effective fuel mitigation control methods within the WMZ include:

- Raking around large trees, trees with hollows or significant habitat to reduce canopy impact or laddering potential.
- In areas where planned burn is not feasible due to risk, it is recommended that mechanical hazard reduction using forestry mulchers be implemented.
- Annual pre- and post-fire monitoring is recommended to assess the prescription objectives.

Management of WMZ should be implemented on a rotational basis within an ongoing prescribed burn program. All identified WMZs have been initially prioritised from 1 to 6 based on:

- fire history
- recommended inter-fire interval
- vegetation type; and
- landscape context and connectivity.



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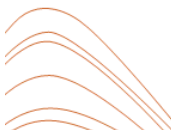
WMZ that were impacted by the 2016 wildfire have been included, where necessary, as priority 1 due to the density of post-wildfire regrowth fuels that have increased these bushlands to very high to extreme fuel hazard risk. Refer to the appendices for the mapped location of identified Russell Island WMZs and Table 3 for associated management prescriptions.

Table 3. Russell Island Wildfire Mitigation Zone management prescriptions.

WMZ ID	Target Fuel Hazard	Priority	Prescription
2, 4, 6, 7, 13, 15	High or below	1	<ul style="list-style-type: none"> Maintain OFH at 'High' or below using planned burning at intervals of 6-8 years: <ul style="list-style-type: none"> Employ spot ignition (ground ignition) within swamps under high moisture and light south-easterly winds, to promote diverse open paperbark and open sedgeland. Low intensity, patchy prescribed burns on dunes to promote open, mixed eucalypt forest with reduced elevated fuel, and an open, grassy understorey.
1, 8, 9, 10, 19	High or below	2	
5	High or below	3	
3, 12, 17, 18	High or below	4	
14, 16	High or below	5	
11, 20, 21	High or below	6	<ul style="list-style-type: none"> Desired outcome: open forest with open understorey (grassy) and low elevated and bark fuels. Clearing to 1 – 3 m (depending on slope) around large trees (generally 30 cm diameter eucalypts) to reduce laddering potential and canopy impact. Mechanical hazard reduction using forestry mulchers, brushcutters in locations of very high risk or where planned burning is not feasible, to reduce elevated fuels. Mechanical works may be required at higher frequencies than burning based on regrowth rates. Annual and pre- and post-fire monitoring of OFH and vegetation condition to assess prescription objectives.

4.3 Land Management Zone

The objective of the LMZ is to manage forest blocks based on ecological or cultural objectives, or both. Hazard reduction in a LMZ should aim to achieve fire protection objectives by providing a mosaic of areas with varying fuel load structures within the landscape (NSW Rural Fire Service, 2006). Burning at a mosaic pattern provides areas of lower fuel loads where reduction efforts are safer and more successful. ALL LMZs should be managed to provide optimum fire regimes required for the maintenance of the specific ecosystem.



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The desired outcome for identified LMZs is to maintain the OFH at ‘High’ or below using planned burning in accordance with the Planned Burn Guidelines (i.e. intervals of 6-8 years). Ideally achieving low intensity, patchy burns to promote open forest with a grassy understorey. Recommended strategies for effective fuel mitigation control methods within the LMZ include:

- Raking around large trees, trees with hollows or significant habitat to reduce canopy impact or laddering potential.
- In areas where planned burn is not feasible due to risk, it is recommended that mechanical hazard reduction using forestry mulchers be implemented. Mechanical works may be required at higher frequencies than burning based on regrowth rates.
- Annual pre- and post-fire monitoring is recommended to assess the prescription objectives.

Management of LMZ should be implemented on a rotational basis within an ongoing prescribed burn program. All identified LMZs have been initially prioritised from 1 to 6 based on:

- fire history
- recommended inter-fire interval
- vegetation type; and
- landscape context and connectivity.

Refer to the appendices for the mapped location of identified Russell Island LMZs and Table 4 for associated management prescriptions.

Table 4. Russell Island Land Management Zones management prescriptions.

LMZ ID	Target Fuel Hazard	Priority	Prescription
5	Very High or below	1	<ul style="list-style-type: none"> • Planned burning in accordance with the Planned Burn Guidelines (i.e. intervals of 6-8 years). • Employ spot ignition (ground ignition) within swamps under high soil moisture profile and light south-easterly winds, to promote diverse open paperbark and open sedgeland. • Low intensity, patchy prescribed burns in forest promote open, mixed eucalypt forest with reduced elevated fuel, and an open, grassy understorey. • Desired outcome: open forest with open understorey (grassy) and low elevated and bark fuels. Paperbark swamps with open sedge understorey. • Clearing to 1 – 3 m (depending on slope) around large trees (generally 30 cm diameter eucalypts) to reduce laddering potential and canopy impact. • Annual and pre- and post-fire monitoring of OFH and vegetation condition to assess prescription objectives. <p><u>Swamps and fringing vegetation areas</u></p> <ul style="list-style-type: none"> • Planned burning in accordance with the Planned Burn Guidelines, at intervals of 6-8 years, employing spot ignition (ground and aerial ignition) while swamp is inundated. This
1, 2, 3	Very High or below	3	
4	Very High or below	4	



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LMZ ID	Target Fuel Hazard	Priority	Prescription
			will promote a diverse open heathland and mixed fringing forest. <ul style="list-style-type: none"> Desired outcome: ecologically diverse open heathland and mixed fringing forest, with a reduction in dense monocultures of Paperbarks (<i>Melaleuca quinquenervia</i>). Annual and pre- and post-fire monitoring of OFH and vegetation condition to assess prescription objectives.

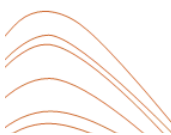
4.4 Vegetation

The vegetation on Russell Island is primarily comprised of fire prone ecosystems, including swamps, heathlands and open eucalypt forest. All of which are in close proximity to housing and community assets. Table 5 outlines the Tolerable Fire Intervals (TFIs) recommended for each dominant Regional Ecosystem (RE) within identified FMZs on Russell Island. These descriptions and TFIs have been obtained from the Regional Ecosystem Description Database (REDD) (Department of Environment and Science, 2018) and include the REs associated vegetation management class (status) as defined in the *Vegetation Management Act 1999* (Qld).

Table 5. Russell Island vegetation communities and recommended Tolerable Fire Intervals.

RE	Description	TFI	Status
12.3.5	<i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> woodland	7-25 years	Endangered
12.5.6c	<i>Eucalyptus pilularis</i> open forest	7-25 years	Endangered
12.3.13	Closed or wet heathland	8-20 years	
12.5.9	Sedgeland to heathland often with emergent <i>Eucalyptus latisinensis</i>	8-15 years	
12.2.7	<i>Melaleuca quinquenervia</i> or rarely <i>M. dealbata</i> open forest	Heath 8-12 years, Sedge 12-20 years, Mixed grass/shrub 6-20 years.	
12.3.5	<i>Melaleuca quinquenervia</i> open forest	Heath 8-12 years, Sedge 12-20 years, Mixed grass/shrub 6-20 years.	

Within the FMZs on Russell Island, it is recommended that the fire management program aim for a target at the lower end of the TFI for these ecosystems, i.e. 6-8 years, as an initial objective. This target will aim in promoting reduced hazard open forest systems. It is important that prescribed burn implementation is undertaken using a risk-based approach justified by ongoing and rigorous monitoring. Equally as vital is that prescribed burns are implemented



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under the right conditions, including mild weather conditions, with some soil moisture present, to promote patchy mosaic burns that promote biodiversity and risk reduction.

4.5 Tracks and Fire Trails

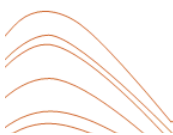
The upgrading of tracks is required so that fires can be managed and implemented safely. This will require maintenance to clear all shrubby vegetation to a distance of 5 m out from track edge, on both sides, leaving large eucalypts and other native trees untouched. This is essential to safely allow fire crews to manage fires in the vicinity of tracks. The breaks also reduce the risk of spot-overs (floaters) and ensure crew safety whilst planned burns are in progress, and in the event of a wildfire.

Fire maintenance trails are required to meet the following standards:

- A minimum clearance width of 6 m
- A minimum formed width of 4 m
- Minimum vertical clearance of 4 m to any overhanging obstructions including tree branches
- 5 m clearance to all powerlines
- Maintain cleared vegetation with minimum 6 m cleared width; and
- A maximum gradient of 12.5% with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance.

Proposed trails (i.e. light attack) have been included in the attached maps. Standards were based on those used in the North Stradbroke Island township Fire Management Strategies (Ten Rivers and QYAC, 2018) of 2 m/3 m/2 m; this represents two metres clearance on either side and three metres of formed track.

Reconnaissance on the island's tracks and trails should be undertaken to ground-truth location and condition of existing access assets. Surveys to be undertaken to establish where the inclusion of new trails/breaks or reopening of old trails for risk reduction/ strategic advantage is required.



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5 Recommendations

5.1 Prioritisation

The following list prioritises management recommendations in order of importance:

1. Implement APZs
2. Consolidation of fire trail infrastructure
3. Initiate fire monitoring program
4. Implement prescribed burn program across WMZ, as prioritised in Table 3 and attached prioritisation maps
5. Implement prescribed burn program across LMZ, as prioritised in Table 4 and attached prioritisation maps.

The following sections provide further detail on these recommendations.

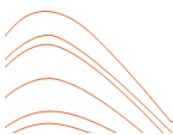
5.2 Implementation of FMZ

To reduce the overall bushfire risk across the island, the guidelines from the recommended FMZs should be followed. Further, the upgrades to fire advantages and APZ requirements completed. This strategy is a long-term plan and is contingent on years of best-practice management in order to restore a reduced risk landscape.

5.3 Fire Monitoring Program

Ongoing monitoring must be a key component of the Russell Island fire management strategy. Collecting and collating rigorous data that aligns with the fire management strategy will allow for a successful adaptive management program that ensures prioritisation of high risk areas. As such, it is recommended fuel hazard and vegetation condition be assessed annually to drive the fire management program and verify prioritised areas as listed in Table 3 and Table 4. Fire breaks and trails should also be annually audited to ensure they are maintained within specification.

To visually assess fuel risk within FMZs, it is recommended that assessment be conducted in accordance with the *Overall fuel hazard assessment guide* (Hines *et al.*, 2010). Risk assessment is based on structure and availability of fuels and is industry standard for fuel assessments in southeast Queensland. The method assesses fine fuels (<6 mm width) in various strata categories, including bark fuels, elevated fuels (i.e. shrub layer), near surface fuels (i.e. grasses and low-lying shrubs) and surface fuels (i.e. leaf litter) (Figure 1).



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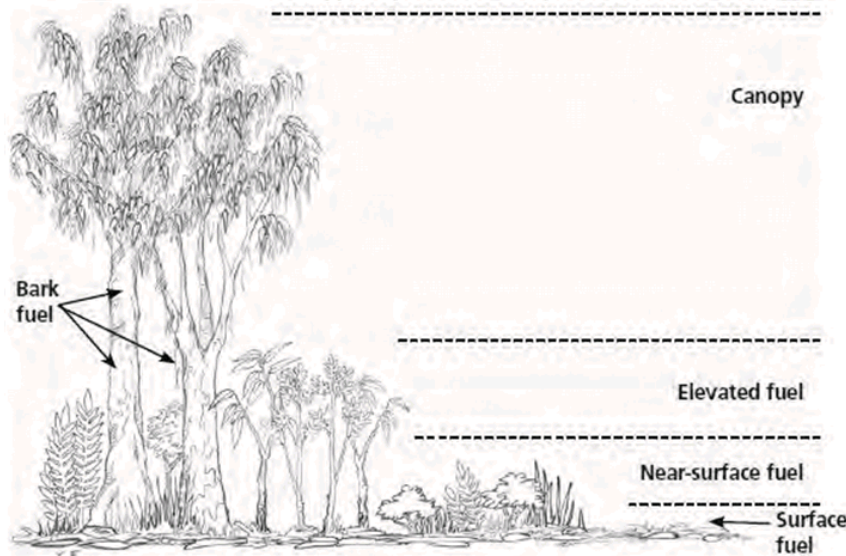
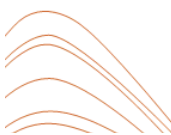


Figure 1. Fuel strata classes (source: Hines *et al.*, 2010).

The guide moves from previous standard practices which are focused on available fuel loads (t/ha) to a focus on fuel arrangement and its effects on fire behaviour and suppression difficulty. A simple difference in the arrangement of fuels has the capacity to significantly affect fire behaviour, which is not discernible when solely assessing available fuel load (Hines *et al.*, 2010). As such, the guide enables a more representative, science-based approach for land managers to determine appropriate actions for bushfire mitigation and fire suppression.



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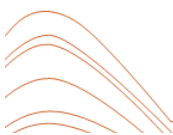
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6 Conclusion

The Russell Island fire management strategy was developed to balance the preservation of ecological values and functioning with community safety and resilience via the identification of Fire Management Zones (FMZs). Recommended implementation of APZ, WMZ and LMZ, as well as fire trails and breaks, in line with ecological requirements of vegetation communities and evidence-based risk monitoring, will ultimately aim to reduce the bushfire risk across the island.

This fire strategy was developed as a long-term plan to reduce landscape bushfire risk on Russell Island contingent on years of best-practice management. The recommendations made, however, focus solely on RCC managed land. As such, the FMZs were only established within RCC managed land parcels and road reserves. Bushfire risk on private property is the responsibility of the landholders as RCC cannot manage any potential added risk. Russell Island consists of a network of RCC managed and private landholders, posing difficulty in contiguous and consistent integrated land management across the island. The recommendations in this fire strategy will assist in reducing the bushfire risk, particularly on RCC managed land, however, residual risk may remain on private land.



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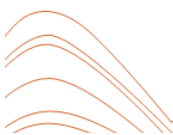


7 References

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Additional Background References

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Appendices

Russell Island proposed FMZ and fire regimes.

FMZ Subcategory	ID	Priority	Last Fire	Years Since Fire	Minimum TFI	Next Burn Period	Dominant RE
LMZ	5	1	2009/2015		7	2016	12.5.6c, 12.5.3, 12.2.15
WMZ	2	1	2016	2	7	2023	12.5.3
WMZ	4	1	2013	5	7	2020	12.5.3
WMZ	6	1	2016	2	7	2023	Non-remnant
WMZ	7	1	2016	2	7	2023	12.5.3
WMZ	13	1	2009/2012/2017		7	2016	12.5.3
WMZ	15	1	2009	9	7	2016	12.5.3
WMZ	1	2	2016	2	6	2022	12.2.7/12.2.15
WMZ	8	2	2016	2	7	2023	Non-remnant
WMZ	9	2	2016	2	7	2023	Non-remnant
WMZ	10	2	2016	2	6	2022	12.2.7/12.2.15
WMZ	19	2	2009	9	7	2016	12.5.6c
LMZ	1	3	2016	2	6	2022	12.2.7/12.2.15, 12.2.6
LMZ	2	3	2016	2	6	2022	12.2.7/12.2.15
LMZ	3	3	2016	2	6	2022	12.2.7/12.2.15
WMZ	5	3			7		12.2.6, 12.5.3



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FMZ Subcategory	ID	Priority	Last Fire	Years Since Fire	Minimum TFI	Next Burn Period	Dominant RE
LMZ	4	4	2015	3	8	2023	12.3.13, 12.5.9
WMZ	3	4	2016	2	7	2023	Non-remnant
WMZ	12	4			8		12.3.13, 12.5.9
WMZ	17	4			7		Non-remnant
WMZ	18	4			6		12.3.5, 12.2.15
WMZ	14	5	2017	1	7	2024	12.5.3
WMZ	16	5	2015	3	7	2022	12.5.3
WMZ	11	6			7		Non-remnant
WMZ	20	6	2017	1	7	2024	Non-remnant
WMZ	21	6			7		12.5.3



Revision 3
Doc. No. TMF-8030-BD-0002

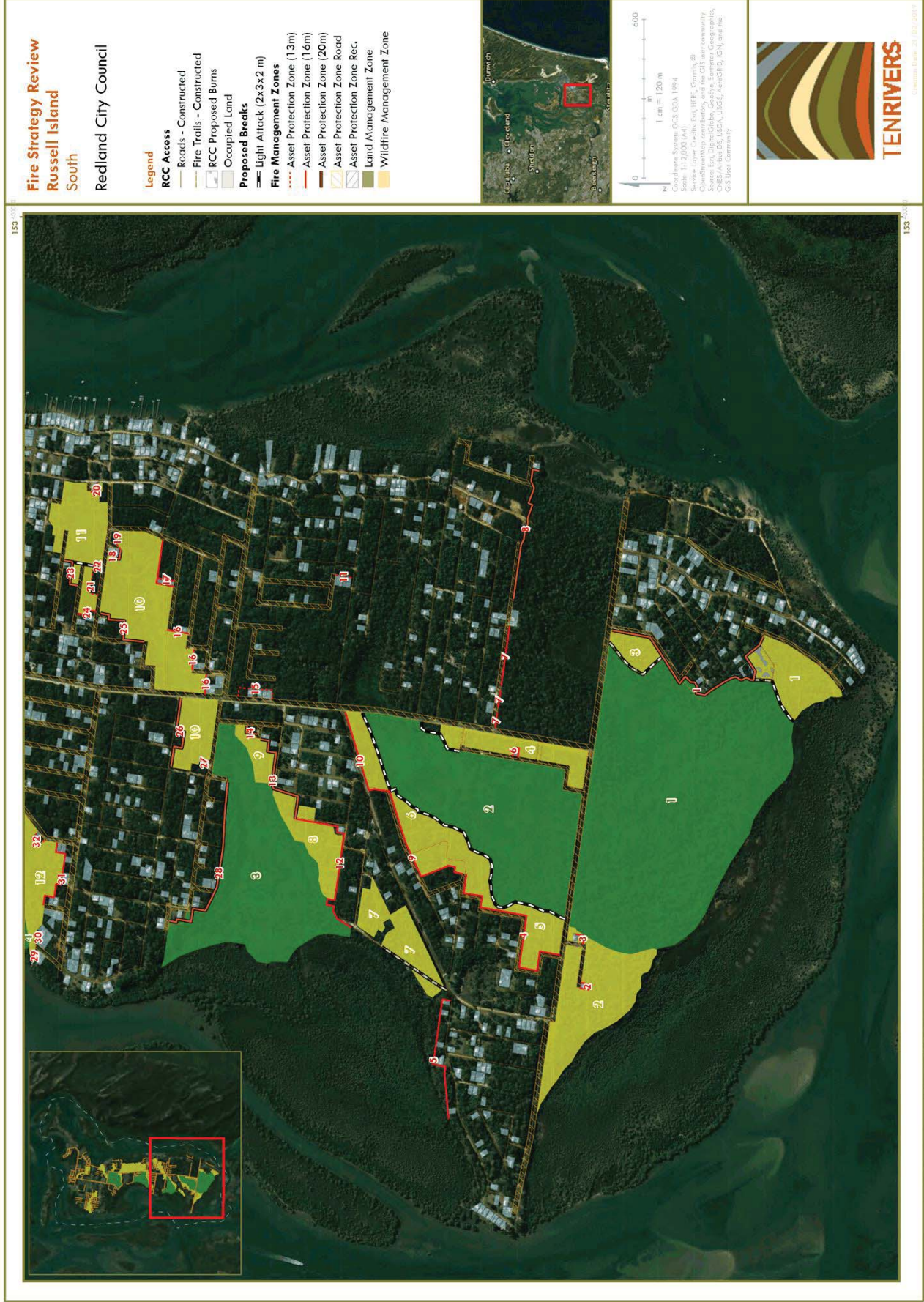
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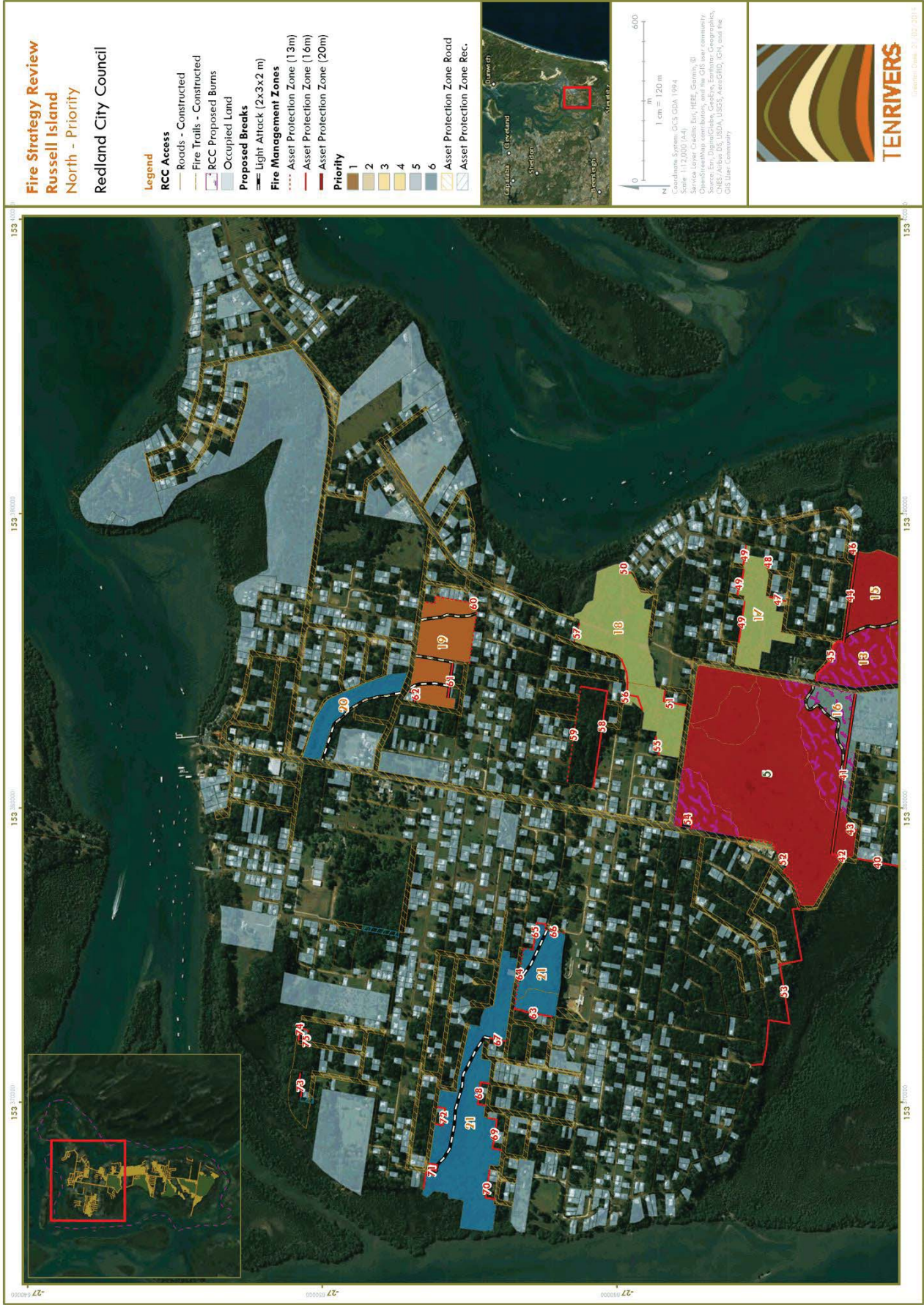


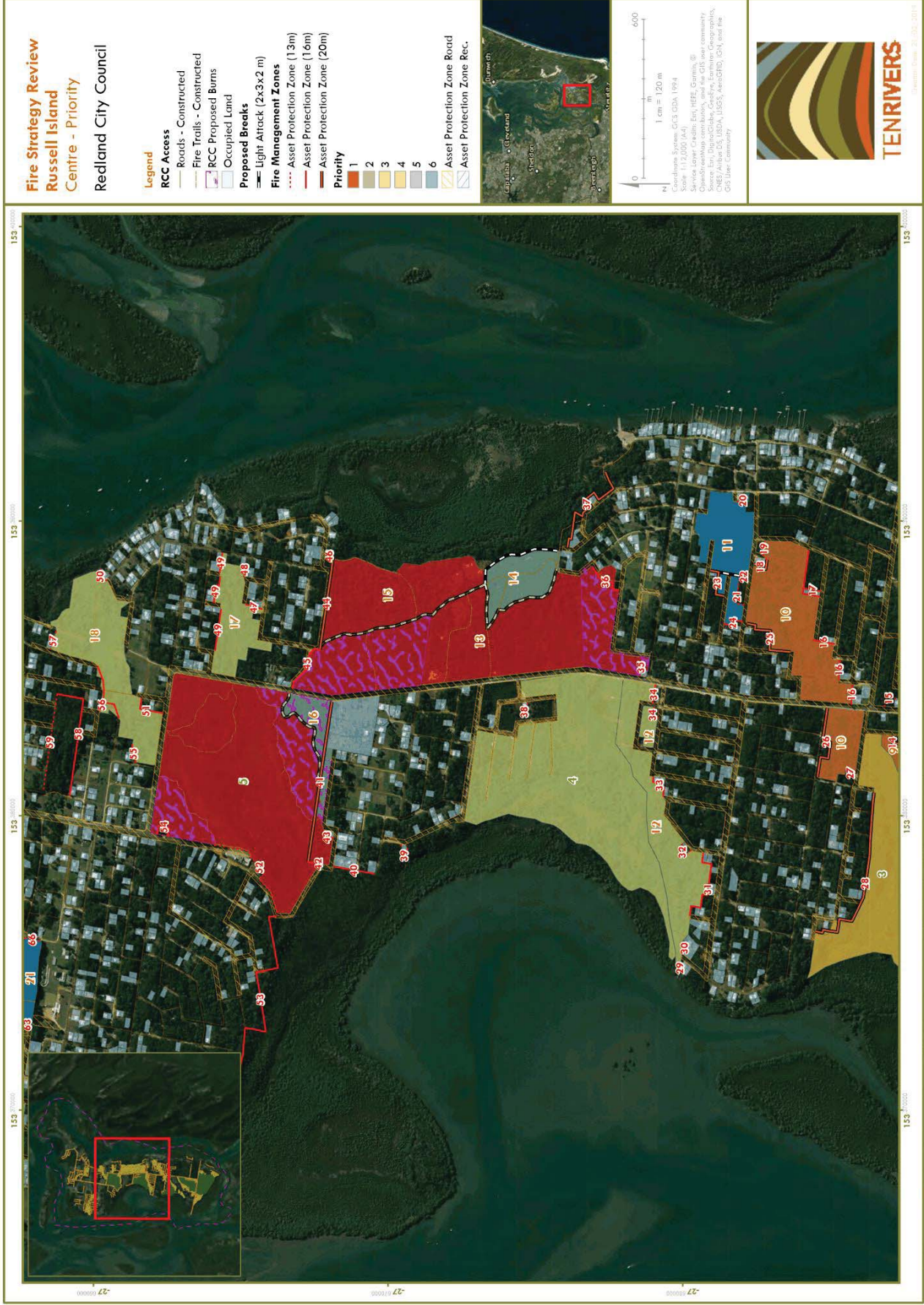












13 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

13.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Jill Driscoll, Group Support Officer

Attachments: 1. Decisions Made under Delegated Authority 10.3.2019 to 6.4.2019 [↓](#)

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 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 10.03.2019 to 16.03.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0056	Design and Siting - Dwelling House	Building Certification Group	7-19 Thorn Street Ormiston QLD 4160	Referral Agency Response - Planning	13/03/2019	NA	Approved	1
CAR19/0001.01	Change to Development Approval - CAR19/0001 Change to Design and Siting - Dwelling House	N G Sanders & Associates Pty Ltd Westbuilt Homes	28 Timbin Road Point Lookout QLD 4183	Minor Change to Approval	12/03/2019	NA	Approved	2
CAR19/0055	Change to Development Approval - BWP003216	Tully Eric DAVIES	4 Ray Street Cleveland QLD 4163	Minor Change to Approval	15/03/2019	NA	Approved	2
CAR19/0058	Design and Siting - Shed	Strickland Certification Pty Ltd	3 Kathleen Court Cleveland QLD 4163	Referral Agency Response - Planning	12/03/2019	NA	Approved	2
DBW18/0082	Domestic Additions	Building Code Approval Group Pty Ltd	34 Piermont Place Cleveland QLD 4163	Code Assessment	15/03/2019	NA	Development Permit	2
DBW18/0088	Domestic Additions	Mr Michael J Williams Mrs Robyn Williams	52 Plymouth Court Cleveland QLD 4163	Code Assessment	14/03/2019	NA	Development Permit	2
MCU18/0225	Dwelling House	Ms Leah R Olszanowski Mr Martin Olszanowski	5 Hopewell Street Point Lookout QLD 4183	Code Assessment	12/03/2019	NA	Development Permit	2
MCU18/0288	Combined Multiple dwelling X 4 and Standard Format Reconfiguring a Lot 1 into 4 Lots	Ariel Properties Pty Ltd	5 Paxton Street Cleveland QLD 4163	Code Assessment	11/03/2019	NA	Development Permit	2

Decisions Made under Delegated Authority 10.03.2019 to 16.03.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW18/0127	Driveway Crossover Works	Crew Constructions	78A Bay Street Cleveland QLD 4163	Code Assessment	11/03/2019	NA	Development Permit	2
CAR19/0061	Design and Siting - Shed	Titan Garages	1 Constance Court Victoria Point QLD 4165	Referral Agency Response - Planning	15/03/2019	NA	Approved	4
DBW18/0087	Domestic Outbuilding	The Certifier Pty Ltd	68 Victoria Parade South Coochiemudlo Island QLD 4184	Code Assessment	12/03/2019	NA	Development Permit	4
CAR19/0026	Design and Siting - Dwelling House and Carport	Raymond Bruce FRANKEL	22 Citron Street Macleay Island QLD 4184	Referral Agency Response - Planning	14/03/2019	NA	Approved	5
CAR19/0053	Design and Siting - Carport	Applied Building Approvals	6 Lisa Street Redland Bay QLD 4165	Referral Agency Response - Planning	12/03/2019	NA	Approved	5
CAR19/0062	Design and Siting - Dwelling & Carport	Bay Island Designs	2 Skiff Street Russell Island QLD 4184	Referral Agency Response - Planning	15/03/2019	NA	Approved	5
CAR19/0064	Design and Siting - Deck	Bartley Burns Certifiers & Planners	2 Baylink Drive Redland Bay QLD 4165	Referral Agency Response - Planning	14/03/2019	NA	Approved	5
CAR19/0072	Design and Siting - Gazebo	Applied Building Approvals	51 Emperor Drive Redland Bay QLD 4165	Referral Agency Response - Planning	15/03/2019	NA	Approved	6
CAR19/0045	Design and Siting - Carport	A1 Certifier Pty Ltd	13 Jacaranda Place Ormiston QLD 4160	Referral Agency Response - Planning	15/03/2019	NA	Approved	8
CAR19/0057	Design and Siting - Carport	Benjamin HARRIS	19 Kunden Street Thorneside QLD 4158	Referral Agency Response - Planning	14/03/2019	NA	Approved	10
CAR19/0067	Design and Siting - Garaport	A1 Certifier	12 Whitehall Avenue Birkdale QLD 4159	Referral Agency Response - Planning	15/03/2019	NA	Approved	10

Decisions Made under Delegated Authority 10.03.2019 to 16.03.2019**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0002	Dwelling house	Stroud Homes Brisbane Pty Ltd	11 David Street Thomeside QLD 4158	Code Assessment	13/03/2019	NA	Development Permit	10

Decisions Made under Delegated Authority 10.03.2019 to 16.03.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0051	Build Over or Near Relevant Infrastructure	A1 Certifier Pty Ltd	46 Rose Street Ormiston QLD 4160	Referral Agency Response - Engineering	14/03/2019	NA	Approved	1
OPW18/0132	Operational Works for RAL - 1 into 5 (plus 1 park lot)	Dordor Pty Ltd	3 South Street Cleveland QLD 4163	Code Assessment	13/03/2019	NA	Development Permit	3
OPW19/0032	Secondary Driveway Crossover	Julie Maree HARRIS	12 Acer Place Redland Bay QLD 4165	Code Assessment	15/03/2019	NA	Development Permit	6

Decisions Made under Delegated Authority 17.03.2019 to 23.03.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW18/0083	Domestic Additions	Bartley Burns Certifiers & Planners	5 Medina Court Ormiston QLD 4160	Code Assessment	22/03/2019	NA	Development Permit	1
RAL18/0110	Standard Format - 1 into 5	Mr Anthony J Hopper Mrs Tracey J Hopper	2 Edith Street Wellington Point QLD 4160	Code Assessment	21/03/2019	NA	Development Permit	1
DBW19/0002	Domestic Outbuilding - Pool & Deck	Building Code Approval Group Pty Ltd	10 Caravel Court Cleveland QLD 4163	Code Assessment	19/03/2019	NA	Development Permit	2
MCU18/0253	Dwelling house within 9m of revetment wall	Building Code Approval Group Pty Ltd	16 Captains Court Cleveland QLD 4163	Code Assessment	21/03/2019	NA	Development Permit	2
RAL19/0004	Extension to currency period - ROL006135	Building Code Approval Group Pty Ltd Russell Charles CROWTHER	10-12 Dell Street Cleveland QLD 4163	Minor Change to Approval	20/03/2019	NA	Approved	2
CAR18/0500	Design and Siting - Garage	Mr Glenn Murrant	2 St Ives Court Redland Bay QLD 4165	Referral Agency Response - Planning	18/03/2019	NA	Refused	5
CAR19/0030	Design and Siting - Dwelling	Andrew Vivian MACKIE	29 Akebia Street Russell Island QLD 4184	Referral Agency Response - Planning	20/03/2019	NA	Approved	5
CAR19/0063	Design and Siting - Dwelling House	Michael Kenneth TAYLOR	5 Cressy Street Macleay Island QLD 4184	Referral Agency Response - Planning	18/03/2019	NA	Approved	5
CAR19/0069	Design and Siting - Carport	Gold Coast Building Approvals	8 Kay Street Russell Island QLD 4184	Referral Agency Response - Planning	22/03/2019	NA	Approved	5
CAR19/0074	Design and Siting - Dwelling	Bay Island Designs	30 Rossi Avenue Russell Island QLD 4184	Referral Agency Response - Planning	19/03/2019	NA	Approved	5

Decisions Made under Delegated Authority 17.03.2019 to 23.03.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0009	Dwelling House	Mr Scott D Parsons Munro Project Builders Pty Ltd	12A Broadwater Terrace Redland Bay QLD 4165	Code Assessment	22/03/2019	NA	Development Permit	5
RAL18/0149	Reconfiguring a Lot - Standard Format 4 into 5	Sutgold Pty Ltd	3 Vanna Place Redland Bay QLD 4165	Code Assessment	18/03/2019	NA	Development Permit	6
CAR19/0065	Design and Siting - Dwelling House	Dixonbuild Pty Ltd	135 Allenby Road Wellington Point QLD 4160	Referral Agency Response - Planning	20/03/2019	NA	Approved	8
CAR19/0068	Design and Siting - Dwelling House	Building Code Approval Group Pty Ltd	330 Mount Cotton Road Capalaba QLD 4157	Referral Agency Response - Planning	22/03/2019	NA	Approved	9
CAR19/0078	Dwelling House - Design and Siting	C & R Darvill Pty Ltd Dawn Carolyn HOGAN	24 Downwind Court Birkdale QLD 4159	Referral Agency Response - Planning	21/03/2019	NA	Approved	10
CAR19/0079	Design and Siting - Carport	A1 Certifier	22 Snowdon Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	21/03/2019	NA	Approved	8

Decisions Made under Delegated Authority 17.03.2019 to 23.03.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0027	Operational Works for RAL 1 into 2	The Trustee For The O'Sullivan Family Trust	6 Rose Street Ormiston QLD 4160	Code Assessment	21/03/2019	NA	Development Permit	1
MCU18/0281	Change to Development Approval - C1721 - Motel	Building Code Approval Group Pty Ltd	Kempe Springs - Cleveland Visitors Motel 214-216 Bloomfield Street Cleveland QLD 4163	Minor Change to Approval	21/03/2019	NA	Approved	2
RAL18/0062	Extension to relevant period Combined Standard Format and Operational Works - 2 into 9 lots (SB005452)	Charles & Howard Pty Ltd C/- Urbicus	15 Albert Street Victoria Point QLD 4165	Minor Change to Approval	22/03/2019	NA	Approved	4
MCU19/0016	Change to Development Approval MC006448 Plant Nursery (includes Caretakers Residence and Refreshment Establishment)	Ms Stacey Hsieh	546 Redland Bay Road Alexandra Hills QLD 4161	Minor Change to Approval	19/03/2019	NA	Approved	7
OPW002284	Development Works - Residential	JDC Designs & Planning	18 Keith Street Capalaba QLD 4157	SPA - 15 Day Compliance Assessment	22/03/2019	NA	Compliance Certificate Approved	9

Decisions Made under Delegated Authority 24.03.2019 to 30.03.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0086	Design and Siting - Carport	Fluid Building Approvals Brisbane	2 Outlook Parade Ormiston QLD 4160	Referral Agency Response - Planning	29/03/2019	NA	Approved	1
CAR18/0024.01	Change to Concurrence Agency Response - Dwelling House	Mr Adam T Bowerman	156 Main Road Wellington Point QLD 4160	Minor Change to Approval	29/03/2019	NA	Approved	1
DBW19/0004	Domestic Additions	Mr John H Fyfe	2 Piermont Place Cleveland QLD 4163	Code Assessment	27/03/2019	NA	Development Permit	2
DBW19/0001	Domestic Additions	The Certifier Pty Ltd	7 White Street Victoria Point QLD 4165	Code Assessment	25/03/2019	NA	Development Permit	4
CAR19/0059	Change to Development Approval - BWP Design and Siting - Dwelling House	The Certifier Pty Ltd	4 Hatchman Street Victoria Point QLD 4165	Minor Change to Approval	25/03/2019	NA	Approved	4
CAR19/0075	Design and Siting - Carport	Strickland Certification Pty Ltd	8 Karri Court Victoria Point QLD 4165	Referral Agency Response - Planning	29/03/2019	NA	Approved	4
CAR19/0080	Design and Siting - Carport	The Certifier Pty Ltd	22 Chestnut Crescent Victoria Point QLD 4165	Referral Agency Response - Planning	27/03/2019	NA	Approved	4
CAR19/0093	Design and Siting - Carport	Tcert Pty Ltd	5 Heltwer Court Victoria Point QLD 4165	Referral Agency Response - Planning	25/03/2019	NA	Approved	4

Decisions Made under Delegated Authority 24.03.2019 to 30.03.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0054	Design and Siting - Shed	Applied Building Approvals	42 Ilumba Street Russell Island QLD 4184	Referral Agency Response - Planning	29/03/2019	NA	Approved	5
CAR19/0073	Design and Siting - Carport	Site Town Planning	47 Peel Street Redland Bay QLD 4165	Referral Agency Response - Planning	25/03/2019	NA	Approved	5
CAR19/0085	Design and Siting - Dwelling and Shed	KP Building Approvals Pty Ltd	52 Bradman Street Russell Island QLD 4184	Referral Agency Response - Planning	26/03/2019	NA	Approved	5
CAR19/0090	Design and Siting - Dwelling	Bay Island Designs	8 Roebuck Road Russell Island QLD 4184	Referral Agency Response - Planning	29/03/2019	NA	Approved	5
CAR19/0099	Design and Siting - Dwelling	NCBS Australia Pty Ltd	5 Thomas Street Macleay Island QLD 4184	Referral Agency Response - Planning	27/03/2019	NA	Approved	5
MCU18/0058.01	Change to a Development Approval - MCU18/0058	Curlew Homes Pty Ltd Mr Christopher K Mansergh	26 Deenya Parade Russell Island QLD 4184	Minor Change to Approval	29/03/2019	NA	Approved	5
MCU19/0008	Dwelling house	The Certifier Pty Ltd	40 Blue Waters Crescent Macleay Island QLD 4184	Code Assessment	29/03/2019	NA	Development Permit	5

Decisions Made under Delegated Authority 24.03.2019 to 30.03.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0013	Operational Works - Domestic Driveway Crossover	Hector McDonald BRIGHT	48 Lorikeet Drive Thornlands QLD 4164	Code Assessment	25/03/2019	NA	Development Permit	7
CAR19/0088	Design and Siting - Fence over sewer	Mr Shaneel Maharaj	1 Kindred Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	29/03/2019	NA	Approved	7
CAR19/0083	Design and Siting - Garage Conversion to Bedroom	Amy Louise NALDER	4 Janine Place Birkdale QLD 4159	Referral Agency Response - Planning	28/03/2019	NA	Approved	8
CAR19/0089	Design and Siting - Shed	The Certifier Pty Ltd	9A Albert Street Ormiston QLD 4160	Referral Agency Response - Planning	29/03/2019	NA	Approved	8
CAR19/0081	Design and Siting - Shed and Shipping Container	Benchmark Building Services Pty Ltd	354 Mount Cotton Road Capalaba QLD 4157	Referral Agency Response - Planning	29/03/2019	NA	Approved	9
CAR19/0101	Design and Siting - Carport	Titan Garages	306 Ney Road Capalaba QLD 4157	Referral Agency Response - Planning	28/03/2019	NA	Approved	9

Decisions Made under Delegated Authority 24.03.2019 to 30.03.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL18/0021.01	Change to Development Approval - RAL18/0021 Standard Format - Reconfiguration of a Lot - 1 into 2 Lots	Survey Mark	18 Beenwerrin Crescent Capalaba QLD 4157	Minor Change to Approval	29/03/2019	NA	Approved	9
DBW18/0028.01	Change to a Development Approval DBW18/0028 - Domestic Additions	The Certifier Pty Ltd Mr Toby J Mackay Mrs Amy B Mackay	27 Mako Avenue Birkdale QLD 4159	Minor Change to Approval	29/03/2019	NA	Approved	10

Decisions Made under Delegated Authority 24.03.2019 to 30.03.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0020	Change to Development Approval	Construction Plus	50-56 Wellington Street Ormiston QLD 4160	Minor Change to Approval	27/03/2019	NA	Approved	1
OPW19/0027	Operational Works for RAL 1 into 2	The Trustee For The O'Sullivan Family Trust	6 Rose Street Ormiston QLD 4160	Code Assessment	28/03/2019	NA	Development Permit	1
OPW19/0019	Prescribed Tidal Works	Aqua Pontoons Pty Ltd	10 Beaufort Court Cleveland QLD 4163	Code Assessment	28/03/2019	NA	Development Permit	2
MCU17/0159	Undefined Use (Vehicle Depot)	East Coast Surveys Pty Ltd	112-116 Giles Road Redland Bay QLD 4165	Impact Assessment	26/03/2019	NA	Development Permit	6
MCU18/0252	Combined Material Change of Use – Educational Establishment (Car Park) and Operational Works (Excavation and Fill)	Ormiston College Limited	126 Sturgeon Street Ormiston QLD 4160	Code Assessment	29/03/2019	NA	Development Permit	8

Decisions Made Under Delegated Authority 31.03.2019 to 06.04.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0010	Reconfiguring a Lot - Standard Format - 1 into 2 lots	Mr Philip M Impey	96 Passage Street Cleveland QLD 4163	Code Assessment	03/04/2019	NA	Development Permit	2
CAR19/0094	Design and Siting - Carport	Amy Jo MITROVICH	94 Princess Street Cleveland QLD 4163	Referral Agency Response - Planning	01/04/2019	NA	Approved	2
CAR19/0096	Design and Siting - Carport	Pronto Building Approvals	4 Gotha Street Cleveland QLD 4163	Referral Agency Response - Planning	01/04/2019	NA	Approved	2
CAR19/0097	Design and Siting - Carport	Fastrack Building Certification	11 Bayshore Place Cleveland QLD 4163	Referral Agency Response - Planning	03/04/2019	NA	Refused	3
CAR19/0090	Design and Siting - Dwelling	Bay Island Designs	8 Roebuck Road Russell Island QLD 4184	Referral Agency Response - Planning	29/03/2019	NA	Approved	5
MCU19/0028	Change to Development Approval - MC010635 - 3 Storey Dwelling House	Mr John H Rider Mr Laurence A Turner	50 Attunga Street Macleay Island QLD 4184	Minor Change to Approval	01/04/2019	NA	Approved	5
CAR19/0091	Design and Siting - Carport	Fastrack Building Certification	51 Lancaster Circuit Redland Bay QLD 4165	Referral Agency Response - Planning	01/04/2019	NA	Approved	6
DBW18/0028.01	Change to Development Approval DBW18/0028 - Domestic Additions	The Certifier Pty Ltd Mr Toby J Mackay Mrs Amy B Mackay	27 Mako Avenue Birkdale QLD 4159	Minor Change to Approval	29/03/2019	NA	Approved	10

Decisions Made Under Delegated Authority 31.03.2019 to 06.04.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0011	Operational Works – 1 into 2 lots	Benson John Norman HARRINGTON	3 Wilson Esplanade Victoria Point QLD 4165	Code Assessment	02/04/2019	NA	Development Permit	4
RAL19/0007	Change to Development Approval - SB005207.03 - Standard Format Reconfiguration - Community title Scheme 2 lots into 26 lots (Stage 3)	Fox & Bell Pty Ltd Redlands Business Park	Redlands Business Park 678 German Church Road Redland Bay QLD 4165	Minor Change to Approval	04/04/2019	NA	Approved	6
OPW19/0002	Domestic Driveway Crossover	Christopher James WAIN	26 Vanstone Way Redland Bay QLD 4165	Code Assessment	05/04/2019	NA	Development Permit	6
OPW18/0135	Operational Works - Retaining Wall Exceeding 1M	Christopher Jason PATERSON Robyn Maree PATERSON	4 Kadina Court Alexandra Hills QLD 4161	Code Assessment	04/04/2019	NA	Development Permit	7
RAL19/0008	Change to Development Approval SB005207.04 Standard Format - Community Title Scheme 2 lots into 16 lots (Stage 4)	Fox & Bell Pty Ltd Redlands Business Park	Redlands Business Park 678 German Church Road Redland Bay QLD 4165	Minor Change to Approval	04/04/2019	NA	Approved	6

13.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 9 APRIL 2019**Objective Reference:****Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Justin Leach, Senior Appeals Planner**Attachments:** Nil**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/services/search-for-a-court-file/search-civil-files-ecourts>

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 State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

The DSDMIP provides a Database of Appeals that may be searched for past appeals and declarations heard by the Planning and Environment Court.

<https://planning.dsdmip.qld.gov.au/planning/spa-system/dispute-resolution-under-spa/planning-and-environment-court/planning-and-environment-court-appeals-database>

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:	CA11075/17 (MCU013296)
Appellants:		Lipoma Pty Ltd Lanrex Pty Ltd Victoria Point Lakeside Pty Ltd
Co-respondent (Applicant)		Nerinda Pty Ltd
Proposed Development:		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:		Submitter appeal against Council approval
Current Status:		A directions hearing was held on 1 August 2018. A further directions hearing was held on 5 October 2018 to confirm the matters to be determined by the Court. The matter was heard before the Court over four days, commencing 4 March 2019. The Court has reserved its decision.
2.	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. On 31 January 2018 Council solicitors notified the parties that it opposed the proposed development. Mediation was held on 6 March 2018. A review was held on 27 February 2019. A further without prejudice meeting is scheduled for 11 April 2019. The matter is set down for a further review on 17 April 2019.
3.	File Number:	Appeal 461 of 2018 (MCU013977)
Applicant:		Robyn Edwards and Ronald Edwards
Proposed Development:		Material Change of Use for an Undefined Use (Rooming Accommodation) at 41 Ziegenfusz Road, Thornlands (Lot 291 on RP801793)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 8 February 2018. A Directions Order was set down on 27 April 2018 detailing a timetable for the proceedings. Mediation was held on 31 May 2018. A review was held on 25 January 2019. The matter has been set down for a hearing in June 2019. Council resolved to settle the appeal on 6 February 2019. The Appellant is currently preparing the material required to have the matter listed for final orders, to conclude the appeal.
4.	File Number:	Appeal 894 of 2018 (MCU013921)
Applicant:		Palacio Property Group Pty Ltd
Proposed Development:		Infrastructure conversion application (relating to the Development Permit for a Material Change of Use for Multiple Dwellings (22 units)) 4-8 Rachow Street, Thornlands (Lot 5 on SP149013)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 9 March 2018. A without prejudice meeting was held on 17 May 2018. Settlement offer presented to Council on 10 October 2018. Council resolved to decline the offer. Mediation was held on 3 December 2018. The Joint Expert Report of Town Planners was completed 16 February 2019. A pre-closure review was held on 21 March and a hearing was set down for 2 and 3 May 2019. A further without prejudice mediation was held on 26 March 2019. Council declined a further settlement offer on 3 April 2019.

5.	File Number:	Appeal 1506 of 2018 (MCU17/0149)
Applicant:		Barro Group Pty Ltd
Proposed Development:		Request to Extend the Currency Period (relating to the Development Permit for a Material Change of Use for Extractive Industry and Environmentally Relevant Activities 8 (Chemical Storage), 16 (Extractive and Screening Activities) and 21 (Motor Vehicle Workshop Operation)) 1513 and 1515 – 1521 Mount Cotton Road and 163-177 and 195 Gramzow Road, Mount Cotton (Lot 162 on S31962, Lot 238 on SP218968, Lot 370 on S311071, Lot 1 on RP108970, Lot 17 on RP108970, Lot 1 on SP272090, Lot 2 on SP272091, Lot 3 on SP272092 and the land comprising part of Greenhide (California) Creek located between Lot 162 on S31962 and Lot 238 on SP218968, which is the property of the State)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 24 April 2018. A without prejudice meeting was held on 29 October 2018. A pre-call over review was held on 20 February 2019. A further review was held on 21 February 2019. A further review was held on 21 March 2019. The Appellant made a minor change application to the Minister on 15 March 2019. Council provided a response notice to the Minister on 5 April 2019. The next review is to be held on 15 May 2019.

6.	File Number:	Appeal 2142 of 2018 (MCU013782)
Applicant:		Binnaton Holdings Ltd
Proposed Development:		Material Change of Use for an Apartment Building (39 Units) 7, 9 & 11 Fernbourne Road, Wellington Point (Lots 1 & 2 on RP14166 and Lot 2 on RP14166)
Appeal Details:		Appeal against Council decision to issue a Preliminary Approval
Current Status:		Appeal filed on 11 June 2018. A without prejudice meeting was held on 19 July 2018. Appeal is adjourned until 18 April 2019. A Material Change of Use MCU18/0269 for 45 Multiple Dwelling units was approved at the general meeting on 3 April 2019 over the subject property.

7.	File Number:	Appeal 2171 of 2018 (ROL006209)
Applicant:		Lorette Margaret Wigan
Proposed Development:		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
Appeal Details:		Appeal against Council decision to issue Preliminary Approval
Current Status:		Appeal filed on 13 June 2018. Mediation was held on 29 June 2018. A second mediation was held on 2 October 2018. A third mediation was held on 22 October 2018. A further mediation was held on 8 April 2019. Review to be held on 12 April 2019.

8.	File Number:	Appeal 135 of 2018 (MCU013917)
Applicant:		Maureen Joan Chapman
Proposed Development:		Material Change of Use for a Dwelling House 42 Magnolia Street, Russell Island (Lots 77, 78, 104 & 105 on RP129012)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 21 September 2018. Council solicitors corresponded with the Appellant's solicitor on 20 March 2019 to prompt them to take steps to progress or discontinue the appeal. The Appellant's solicitor confirmed in a response on 1 April 2019 that they are intending to proceed with the appeal.

9.	File Number:	Appeal 4270 of 2018 (MCU013936)
Applicant:		Landmark Homes
Proposed Development:		Material Change of Use for a Dwelling House 10 Water Street, Cleveland (Lot 57 on RP1691)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 29 November 2018. A without prejudice meeting was held on 21 February 2019. A directions hearing was held on 27 February 2019, at which the court made orders requiring the parties' experts to produce a joint expert report by 3 April 2019. A further without prejudice meeting is required to be held before 17 April 2019. A directions hearing has been brought forward to 12 April 2019.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

10.	File Number:	Appeal 8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
Appellant:		Redland City Council
Respondent (applicant):		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Proposed Development:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
Current Status:		Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. The matter was heard before the Court on 12 March 2019. The Court has reserved its decision.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

No current matters.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

13.3 MCU17/0090 - 147-205 ROCKY PASSAGE ROAD KOALA HABITAT RECLASSIFICATION

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Eskinder Ukubamichael, Senior Planner

Attachments:

1. [State v Ground truthing Koala Habitat Values](#) ↓
2. [Habitat Consulting Report 13 November 2018](#) ↓
3. [Koala Habitat Values from State to Ground Truthed](#) ↓

PURPOSE

This proposal seeks to amend the habitat classification on parts of Lot 3 on RP153333 (147-205 Rocky Passage Road, Redland Bay) from High Value Bushland Habitat to High Value Rehabilitation Habitat and from High Value Rehabilitation Habitat to High Value Bushland Habitat through a request under Schedule 11 Part 4 of the *Planning Regulation 2017*. It is referred to Council for determination.

BACKGROUND

An application for Material Change of Use (Impact Assessment) for Tourist Accommodation (61 units), was lodged with Council on 16 October 2017. As part of this application, the applicant has lodged a request to reclassify portions of the site mapped as koala habitat from High Value Bushland Habitat to High Value Rehabilitation Habitat and from High Value Rehabilitation Habitat to High Value Bushland Habitat. The request is made under Schedule 11, Part 4 of the *Planning Regulation 2017*. The owner of the property is New Land Tourism Pty Ltd and the applicant is Arnold Development Consultants.

ISSUES

Site & Locality

The subject site has a total area of 14.62ha. The site has approximately 540m of road frontage to Rocky Passage Road and has approximately 20m of frontage to the Logan River to the south west.

Currently the site is improved by two existing dwellings with a collection of ancillary sheds and garage structures. The primary dwelling house is located centrally within the allotment and a smaller dwelling (secondary dwelling) is located approximately 150m to the south of the main dwelling. An ancillary pool area and tennis courts lie immediately west of the primary dwelling. There are two rural dams in the northern part of the lot (close to Rocky Passage Road frontage), and two additional dams lie within the vegetated south west part of the property. There are several high-points located in the centre of the subject site, including one in the north-west corner, one in the north-east corner, and in the south-west corner with grades ranging between 10% to 40%. The subject site contains a number of gullies, several of which drain to the existing dams.

Access to the subject lot is via a concrete driveway accessed directly from Rocky Passage Road. This access lies at the crest of a hill.

Vegetation on the majority of the site consists of open eucalypt forest regrowth with areas that have been slashed previously and a number of mature trees scattered throughout the site. A significant percentage of the site has been cleared and is maintained as turf/lawn surrounding the former main dwelling house and along the top ridgeline between existing dwellings.

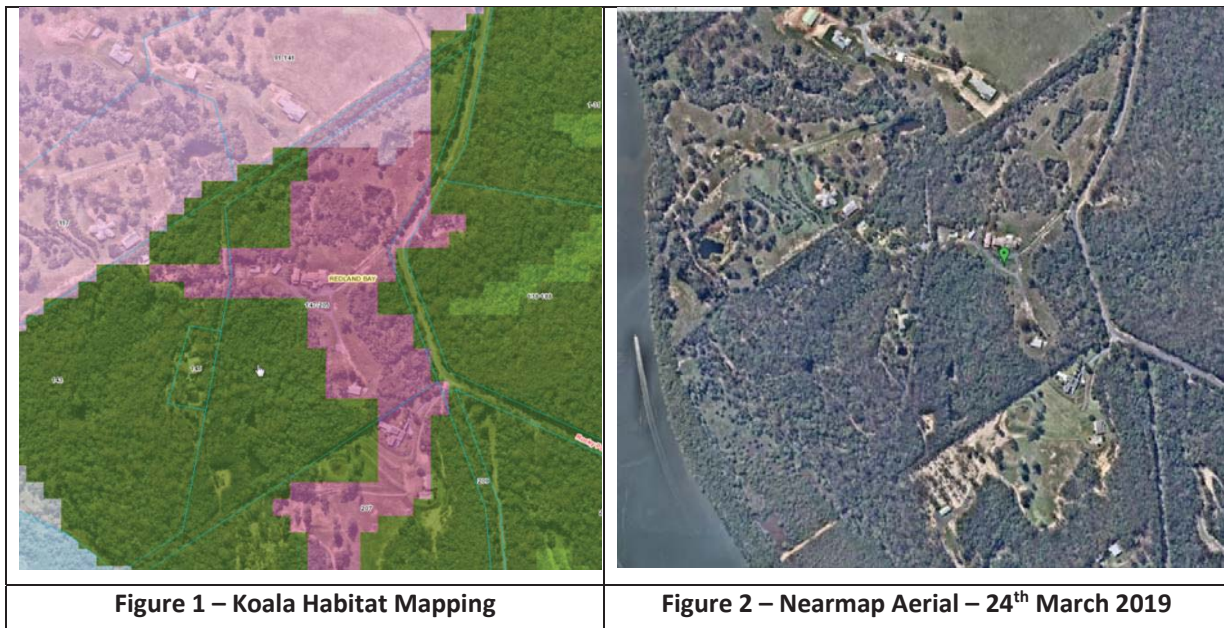
Development surrounding the subject site consists of:

- Rural and rural residential land to the north west, west and south;
- Rocky Passage Road - bounding the eastern boundary of the premises;
- A large covenant area located to the east of the site;
- Logan River is located approximately 190m west of the main portion of the site, with the site having an access handle providing direct access to the river; and
- Directly across the Logan River (to the west approximately 550m) there are existing aquaculture uses.

Mapping/Aerials

As shown in Figure 1 below, the State's Koala Habitat Mapping shows the site having mapped classifications of High Value Bushland Habitat (Green), High Value Rehabilitation Habitat (Dark Pink) and Medium Value Rehabilitation Habitat (Light Pink).

Figure 2 is an aerial view of the subject site taken from Nearmap which is dated 24th March 2019.



Request for reclassification

The applicant has applied to Council to have the koala habitat reclassified through Schedule 11, Part 4 of the *Planning Regulation 2017* as part of the material change of use application. The relevant section states that:

- (1) *This section applies in relation to a development application to which section 4, 5, 6 or 7 applies, if a part of the premises is in a following area (each a koala habitat classification area)—*
- (a) *a bushland habitat area;*
 - (b) *a rehabilitation habitat area;*
 - (c) *an area of koala habitat value;*
 - (d) *an area unsuitable for koalas.*

(2) *The applicant may, in writing, request that the assessment manager decide that, for assessing and deciding the development application, the part is taken to be in a different koala habitat classification area.*

(3) *The request must be accompanied by a report, prepared by an appropriately qualified person, about the koala habitat value of the part.*

Proposed Changes

The applicant has requested in writing to Council to have the koala habitat reclassified in accordance with Schedule 11, Part 4 of the *Planning Regulation 2017*. Supporting information was submitted in the form of a surveyed tree plot and ecological reports. These are contained in Attachments 1 to 3 of this report.

The submitted request is outlined as follows:

- Reclassification of the High Value Bushland Habitat located mostly in the north eastern corner of the lot to High Value Rehabilitation Habitat;
- Reclassification of High Value Rehabilitation Habitat in the south eastern corner of the lot to High Value Bushland Habitat;
- Reclassification of High Value Rehabilitation Habitat surrounding the currently mapped Rehabilitation area to High Value Bushland Habitat, effectively smoothing the edges of the boundaries of the Bushland Habitat and the High Value Rehabilitation rather than the pixelated edges which are a result of the high level mapping scale.
- Removal of Medium Value Rehabilitation and upgrade any mapped areas with this designation to High Value Rehabilitation.

Schedule 11 Part 4 makes no distinction between the sub-categories within a habitat classification area, so it is not possible to make a request to change the sub-category within the same koala habitat classification. Therefore the report cannot assess the requested reclassification of rehabilitation (medium) to rehabilitation (high) and the medium rehabilitation designation will remain unchanged.

Assessment

In deciding the request the assessment manager may determine for assessment of the development application that the mapped habitat is taken to be in a different koala habitat classification area. The *Planning Regulation 2017* defines each of the habitat types.

The applicant is applying to reclassify based on a ground truthed assessment of the existing vegetation. Given that the State mapping is generated at such a high level, the edges of the defined areas are mapped at a high scale and are pixelated. The applicant has refined the mapping to a site scale through the process of ground truthing the vegetation on the subject site and a tree survey where mapping changes are proposed.

Attachment 3 – Koala Habitat from State to Ground Truthed identifies all areas that are proposed to be reclassified and each type of mapping change has been addressed below against the criteria listed under Schedule 11, Part 4 Section 10.

Reclassify High Value Bushland Habitat to High Value Rehabilitation Habitat

The areas proposed for reclassification from High Value Bushland Habitat to High Value Rehabilitation Habitat are identified as “*From Green to Pink*” in Attachment 3. The location of the changes are largely within the north eastern corner of the lot adjoining Rocky Passage Road. There are two other smaller areas located near the existing driveway and dwellings that are proposed as part of the ‘smoothing’ of the pixelated mapping. The following tables outline how the proposed

request meets the definition of habitat types as per the requirements of Schedule 11, Part 4 Section 10.

Definitions under the <i>Planning Regulation 2017</i>	Assessment
<p>Bushland Habitat is defined as land that:</p> <ul style="list-style-type: none"> (i) <i>is 2ha or more, or less than 2ha but within 50m of bushland; and</i> (ii) <i>contains mainly forested areas of native vegetation, including areas ranging from closed canopy forest to open woodland; and</i> (iii) <i>contains a variety of trees of the Eucalyptus genus typically used by koalas for food, shelter, movement or dispersal; and</i> (iv) <i>is not a plantation forest;</i> 	<p>The portion of the land adjoining Rocky Passage Road classified as bushland habitat is less than 2 hectares in size, but it does adjoin, and is located within 50 metres of, a large area of bushland habitat on the eastern side of Rocky Passage Road. This adjoining area is representative of bushland habitat, with a closed canopy and a variety of eucalyptus species. However, the portion of the bushland habitat classification on the subject site is not.</p> <p>This area is partially road reserve and where on the lot, it is sparsely vegetated with canopy trees and not meeting a closed canopy forest or open woodland definition.</p> <p>The other two areas more internal to the site are driveway and a cleared area surrounding existing structures.</p> <p>The vast majority of trees surveyed were Casuarina and Acacia species. Only three Eucalyptus species are identified in the area to be reclassified. This does not fully reflect the variety or the greater diversity of Eucalyptus species otherwise occurring on the site.</p> <p>For these reasons Council officers consider that the areas identified for reclassification are not considered to meet the definition of Bushland Habitat.</p>
<p>Rehabilitation Habitat Area is defined as land that:</p> <ul style="list-style-type: none"> i. <i>Is on a lot of 0.5 ha or more; and</i> ii. <i>Contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and</i> iii. <i>Contains trees that koalas typically use for food or shelter; and</i> iv. <i>Allows for the movement and dispersal of koalas ; and</i> v. <i>Allows for genetic exchange between koalas;</i> 	<p>The land size is more than 0.5 hectares. The area for reclassification consists of scattered vegetation and areas of grass and bare surfaces in between. The area does contain trees that are typically used for food and shelter, including a small number of Eucalyptus trees that facilitates the movement and dispersal of koalas between habitat types. The area is not geographically isolated and has linkages to higher value habitat.</p> <p>For these reasons Council officers consider that the areas identified for reclassification are considered to meet the definition of Rehabilitation Habitat.</p>

Reclassify High Value Rehabilitation Habitat to Bushland Habitat

The areas proposed for reclassification from High Value Rehabilitation to Bushland Habitat are identified as “*From Pink to Green*” in Attachment 3. There are three main areas where this change in classification is sought. The largest is in the south-east corner of the lot, and is approximately 12,000m². The two other areas are to the north and west of the existing dwelling (approximately 4600m²) and directly south of the dwelling (approximately 3800m²). The total area proposed to be reclassified to Bushland Habitat is approximately 20,000m². The following tables outline how the proposed request meets the definition of habitat types as per the requirements of Schedule 11, Part 4 Section 10.

Definitions under the <i>Planning Regulation 2017</i>	Assessment
<p>Rehabilitation Habitat Area is defined as land that:</p> <ul style="list-style-type: none"> <i>i. Is on a lot of 0.5 ha or more; and</i> <i>ii. Contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and</i> <i>iii. Contains trees that koalas typically use for food or shelter; and</i> <i>iv. Allows for the movement and dispersal of koalas ; and</i> <i>v. Allows for genetic exchange between koalas;</i> 	<p>The land size is more than 0.5 hectares.</p> <p>The tree survey provided by Habitat indicates a diversity and density of native vegetation that includes koala habitat trees, including a variety of Eucalyptus species. On-site assessment by Council officers also confirmed the variety of tree species and other vegetation as being indicative of the Regional Ecosystems found in this part of Redland City.</p> <p>These areas do not contain notable areas of grass and bare surfaces; instead they contain closed canopy bushland.</p> <p>For these reasons Council officers consider that the areas identified for reclassification are not considered to meet the definition of Rehabilitation Habitat.</p>
<p>Bushland Habitat is defined as land that:</p> <ul style="list-style-type: none"> <i>(i) is 2ha or more, or less than 2ha but within 50m of bushland; and</i> <i>(ii) contains mainly forested areas of native vegetation, including areas ranging from closed canopy forest to open woodland; and</i> <i>(iii) contains a variety of trees of the Eucalyptus genus typically used by koalas for food, shelter, movement or dispersal; and</i> <i>(iv) is not a plantation forest;</i> 	<p>The areas sought to be reclassified are part of a broader network of bushland habitat that exceeds 2 hectares in size.</p> <p>The tree survey provided by Habitat indicates a diversity and density of native vegetation including koala habitat trees ranging from closed canopy forest to open woodland. On-site assessment by Council officers also confirmed the variety of tree species and other vegetation as being indicative of the Regional Ecosystems found in this part of Redland City. The vegetation contains a variety (and density) of Eucalyptus species reflective of the Regional Ecosystems for the area that are typically used by koalas for food, shelter and movement.</p> <p>For these reasons Council officers consider that the areas identified for reclassification is considered to meet the definition of Bushland Habitat.</p>

State Referral Agencies

The request does not trigger any referrals.

Public Consultation

The request does not require public notification.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the Schedule 11, Part 4 of the *Planning Regulation 2017*.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request under Schedule 11 of the *Planning Regulation 2017*. However, any party can commence declaratory proceedings to the Court against this decision of Council.

Financial

Any party can commence declaratory proceedings to the Court against this decision of Council. Such proceedings would incur legal and court costs.

People

There are no implications for staff.

Environmental

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

Social

There are no social issues associated with the request.

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

Consulted	Consultation Date	Comments/Actions
Environmental Assessment Team	April 2019	Agrees with request for reclassification from High Value Bushland Habitat to High Value Rehabilitation Habitat and from High Value Rehabilitation Habitat to High Value Bushland Habitat.

OPTIONS

Option One

That Council resolves to approve the reclassification of the area on Lot 11 on RP55933, identified as Medium Value Bushland Habitat to Medium Value Rehabilitation Habitat and from High Value Rehabilitation Habitat to High Value Bushland Habitat as represented in Attachment 3 under Schedule 11, Part 4 of the *Planning Regulation 2017*.

Option Two

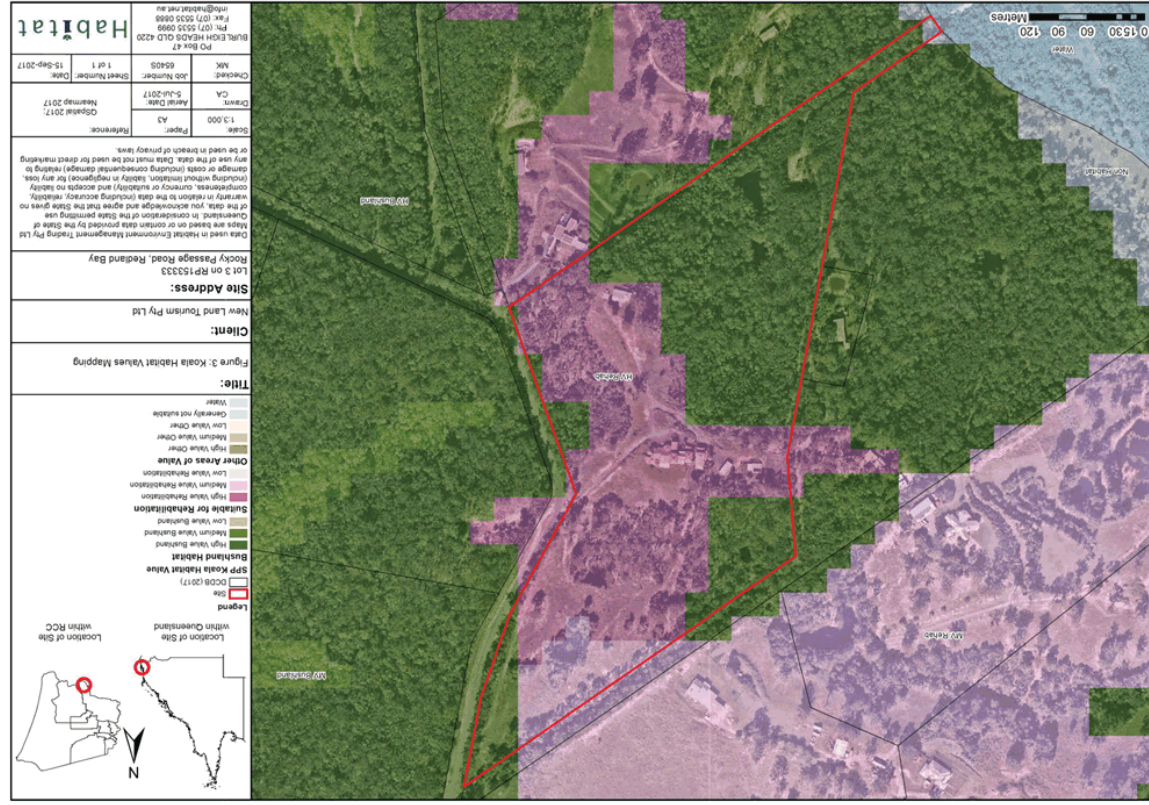
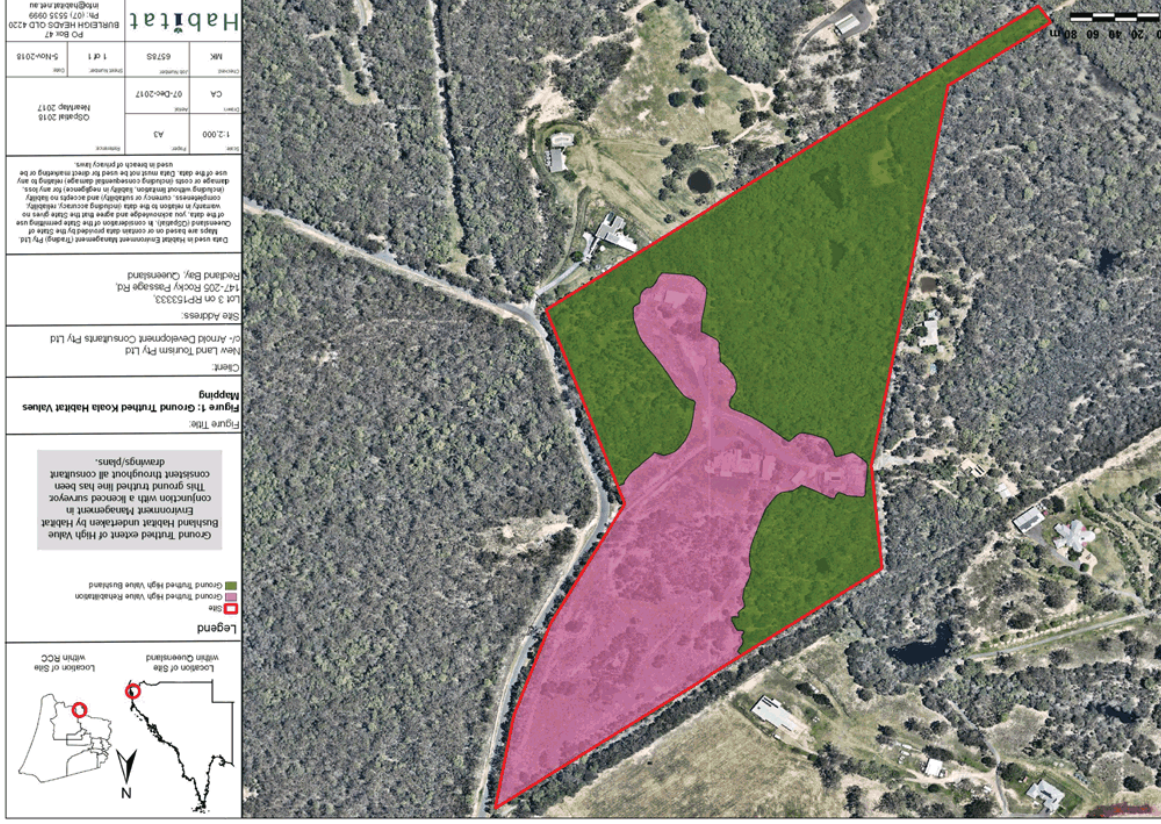
That Council resolves to approve only part of the requested reclassification of habitat areas on Lot 11 on RP55933, under Schedule 11, Part 4 of the *Planning Regulation 2017*.

Option Three

That Council resolves to refuse the applicant’s request to re-classify the koala habitat designation on the site (reasons for refusal must be identified).

OFFICER'S RECOMMENDATION

That Council resolves to approve the reclassification of the area on Lot 11 on RP55933, identified as Medium Value Bushland Habitat to Medium Value Rehabilitation Habitat and from High Value Rehabilitation Habitat to High Value Bushland Habitat as represented in Attachment 3 under Schedule 11, Part 4 of the *Planning Regulation 2017*.



Information Integration Innovation

Habitat

13 November 2018

City Planning and Assessment
Redland City Council
PO Box 21,
Cleveland QLD 4163

Attention: Sara Jensen

Dear Sara,

RE: FURTHER INFORMATION IN RESPONSE TO ITEM 8 OF COUNCIL'S INFORMATION REQUEST (MCU17/0090), FOR LOT 3 ON RP153333, 147-205 ROCKY PASSAGE ROAD, REDLAND BAY

Background

Habitat Environment Management (Trading) Pty Ltd ('Habitat') were engaged by New Land Tourism Pty Ltd ('the client') to prepare a response to Item 8 of Redland City Council's Information Request (MCU17/0090), dated 10 November 2017 (**Attachment 1**). A response to Item 8 of this Information Request was prepared by Habitat, dated 17 April 2018. A site meeting was held with all disciplines represented from both Council and the project team. It was determined at this meeting that a separate site meeting was required for environmental matters.

A further standalone site meeting was held on 3 August 2018 with representatives from Council and the project team's environment discipline only. The objective of this meeting was to determine a mutually acceptable methodology for assessment of direct and indirect impacts of the proposed development on Non-juvenile Koala Habitat Trees (NJKHTs) and State Koala Bushland Habitat Mapping.

In summary, it was determined that Habitat had to demonstrate that no Koala Bushland Habitat was being cleared to facilitate the development, including ancillary clearing for factors such as bushfire and construction. In addition, the justification had to demonstrate how the proposed development avoided and minimised the clearing of NJKHTs within the areas mapped as Habitat Suitable for Rehabilitation.

Habitat Environment Management Trading Pty Ltd ABN 46 147 085 005

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Ph: 07 5535 0999 F:07 5535 0888 E: info@habitat.net.au
www.habitat.net.au

Lot 3 on RP153333,
147-205 Rocky Passage Rd,
Redland Bay, Queensland

13 November 2018

Ground Truthed Koala Habitat

To demonstrate that no Bushland Habitat was being impacted, a 10m buffer from the edge of ground truthed vegetation was identified. Ground truthing of the extent of canopy vegetation was undertaken in 2016, with selected trees along the interface identified (**Attachment 2**). This survey was undertaken for the preparation of previous iterations of the development proposal, therefore is not an exhaustive survey of all vegetation along the canopy tree edge. This data is provided to detail the extent of the canopy and to provide a further understanding of NJKHT distribution.

The proposed development was redesigned to remove all built infrastructure and batters from the ground truthed extent of Bushland Habitat (**Attachment 3**). This redesign also ensured that all habitable structures that may require future on-going clearing (i.e. bushfire mitigation, hazardous trees, etc) are located outside the 10m buffer. As roads and carparks do not require this ongoing management, it was determined that they may be designed within the buffer only if all construction and batters remained outside the ground truthed Bushland Habitat. This proposal means that all ground truthed Koala habitat has been retained and protected from direct and indirect impacts during both construction and future land use.

State Koala Bushland Habitat Mapping

Whilst the ground truthed extent of vegetation is the true and accurate representation of Koala habitat on site, the State mapping also requires discussion. Due to the scale and resolution that this mapping is generated at, the accuracy of this mapping is significantly limited at a site scale. For the majority of the interface between the development and bushland, the ground truthed extent of vegetation is greater than the State mapping. As such, the proposed development footprint is located more than 10m away for the majority of the interface; with some setbacks extending to over 80m. There are three occasions along the development interface where the inaccurate State mapping is greater than the ground truthed vegetation. In all three occasions the State mapping is clearly inaccurate, including mapping of the following areas as Bushland Habitat: the driveway near the main residence; the grassed back yard of the secondary residence; and the mapping of Rocky Passage Road and adjoining grassed paddock.

In all three occasions mentioned above, the mapping is clearly inaccurate from aerial photography. As such, the ground truthed extent of vegetation is to be relied upon. If State Bushland Habitat mapping was to be utilised, the proposed development would retain approximately 7.3ha of Koala Bushland Habitat. However, by utilising the ground truthed extent of vegetation, the true representation of approximately 9.2ha of Koala Bushland Habitat will be retained and protected in perpetuity. This is approximately a 3ha addition to the extent of Koala Bushland Habitat that requires retention. This is a significantly greater environmental outcome for Koalas and for the overall extent of Koala Bushland Habitat retained within the Redland City Council Local Government Area.

Habitat

Response for Information (MCU17/0090)
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Lot 3 on RP153333,
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Further to the retention and protection of 9.2ha of Koala Bushland Habitat, the avoidance and minimisation of impacts on NJKHTs within the development footprint is to also be addressed. As the extent of Bushland Habitat has been ground truthed, there is very little native vegetation within the development footprint that meets the definition of a NJKHT. As the revised Plan of Development has been prepared to reflect Council's expectations for environmental matters, every attempt has been made to minimise the clearing of NJKHTs. Where vegetation is present within the development footprint, it is dominated by acacia and casuarina species.

Wildlife Friendly Development Considerations

The retention of NJKHTs is only one of the many considerations that the proposed development has implemented to ensure a wildlife friendly development. Whilst Koalas are a significant species that require additional care and attention, the development in its entirety is to be friendly to all fauna species. To integrate the proposed development, the following wildlife friendly development considerations have been incorporated into the development footprint, including;

- Retention and protection of 9.2ha of contiguous open-forest that has a high floristic diversity with many flowering native trees for arboreal mammals and woodland bird species;
- Retention of three large man-made dams within the 9.2ha of contiguous vegetation, which provide a valuable fresh water source for native fauna within the local area;
- Retention of countless hollow bearing trees and habitat trees within the open-forest that provide habitat for many bird and arboreal mammal species;
- Open design between habitable structures within the development footprint, negating the need for extensive fencing internal to the development. This optimises the unimpeded movement of fauna through the development footprint;
- Reduction of risk from vehicle related incidents by decreasing the areas within the proposed development accessible by vehicle. Both the northern and southern precincts of the development are only accessible by golf cart. This initiative has reduced the risk of fauna death by vehicular strike, reduced the speed of movement around the development, and reduced the overall construction footprint required by reducing the required width of roads;
- Creation of a diversity of habitat types for a wide range of fauna species by including a large grassed area. Whilst the primary function for this area will be for the irrigation of treated effluent, the area provides a secondary function of retaining the open grassy area which will still be suitable for macropods and ground dwelling avifauna; and
- Domestic animals will be prohibited from the proposed development, therefore excluding any risk from predation on native wildlife from domestic animals.

Lot 3 on RP153333,
147-205 Rocky Passage Rd,
Redland Bay, Queensland

13 November 2018

Summary

In summary, the proposed Plan of Development presented in **Attachment 4** addresses Council's concerns regarding the protection of NJKHTs on site by;

- Ensuring that no NJKHTs are being directly or indirectly impacted to facilitate the construction and future maintenance of habitable infrastructure;
- Redesigning the proposed development to ensure all habitable infrastructure is a minimum distance of 10m from the ground truthed canopy extent;
- Increasing the total Bushland Habitat area by approximately 3ha by utilising ground truthed information compared to the State Koala Habitat Mapping;
- Acknowledging that the clearing of NJKHTs from within the development footprint area have been avoided and minimised to the greatest extent. Where vegetation is located within the development footprint, it is dominated by acacia and casuarina (i.e. not NJKHT) species; and
- The overall proposed development concept has been prepared with consideration to all wildlife.

If you have any questions please don't hesitate to contact the undersigned on (07) 5535 0999 or carthur@habitat.net.au.

Kind regards,



Claire Arthur

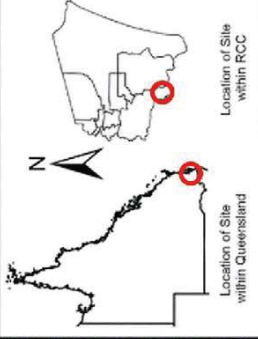
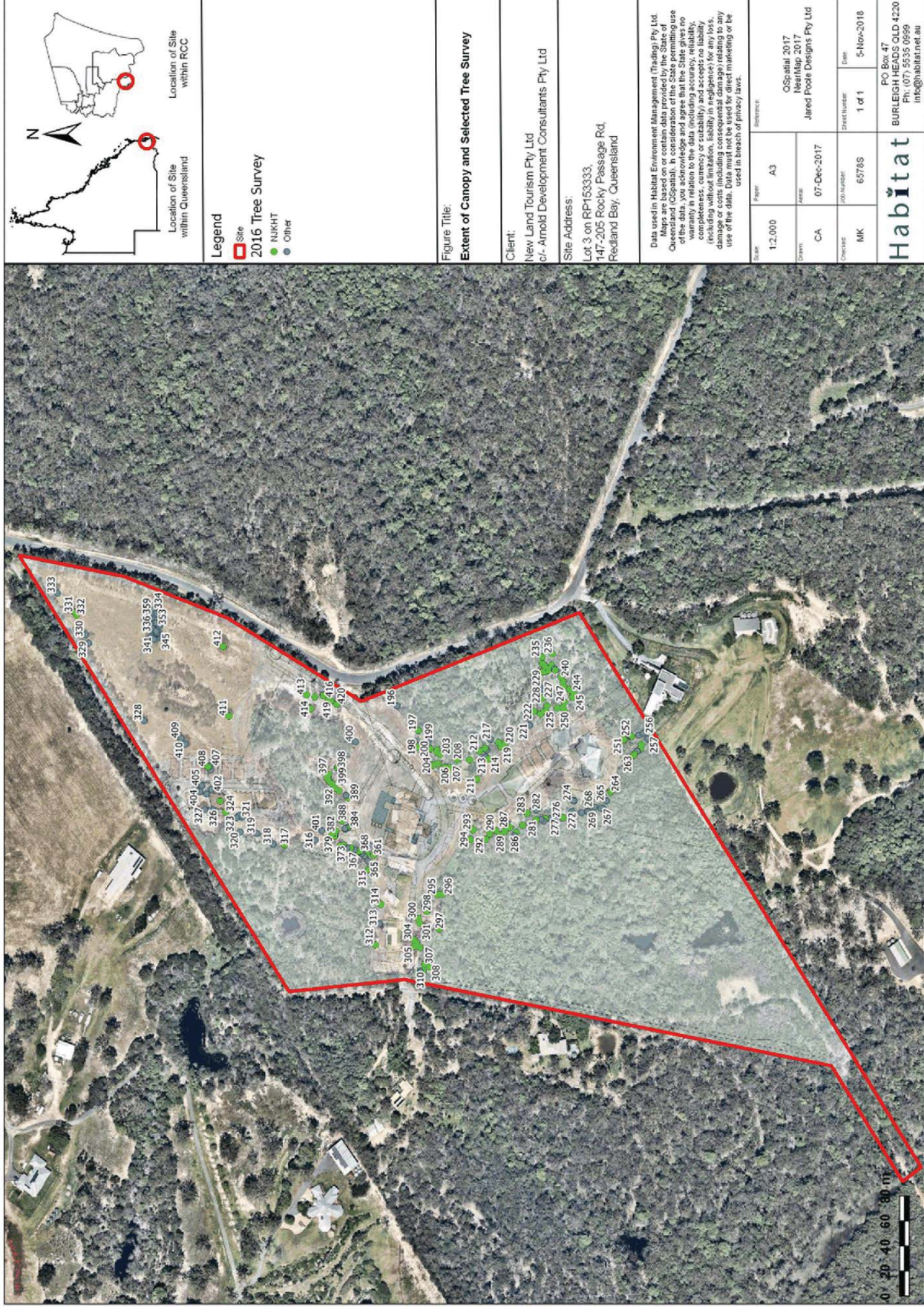
Manager Environmental Science

Attach.

- 1 – Redland City Council's Information Request MCU17/0090
- 2 – Extent of Canopy and Selected Tree Survey (2016)
- 3 – Preliminary Bulk Earthworks
- 4 – Revised Plan of Development

Habitat

Response for Information (MCU17/0090)
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Legend
■ Site
● 2016 Tree Survey
● NIKHT
● Other

Figure Title:
Extent of Canopy and Selected Tree Survey

Client:
 New Land Tourism Pty Ltd
 or- Arnold Development Consultants Pty Ltd

Site Address:
 Lot 3 on RP163333,
 147-205 Rocky Passage Rd,
 Redland Bay, Queensland

Data used in Habitat Environment Management (Trading) Pty Ltd Maps are based on or contain data provided by the State of Queensland (QGSpatial). In consideration of the State's permitting use of the data, the user of the data is advised that the user is to use the data at their own risk and without any warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or injury (including economic loss) arising from the use of the data. Data must not be used for direct marketing or the use of the data in breach of privacy laws.

Scale	1:2,000	Figure	A3	Reference	QGSpatial 2017 NearMap 2017
Client	CA	Date	07-Dec-2017	Author	Jared Poole Designs Pty Ltd
Operator	MK	Job Number	65765	Street Number	1 of 1
		Date	5-Nov-2018		
Habitat					
PO Box 47 BURLINGHEADS QLD 4220 Ph: (07) 5535 0899 info@habitat.net.au					

WP	Lat	Long	Species Name	Height	DBH	Cover	Comment
196	-27.696288	153.301568					Edge of vegetation
197	-27.696460	153.301369	<i>Eucalyptus racemosa</i>	9	65	3	Multiple hollows
198	-27.696455	153.301236	<i>Eucalyptus planchoniana</i>	7	65	4	Poor health. Lots of offshoot branches and dead crown
199	-27.696543	153.301292	<i>Allocasuarina littoralis</i>	5	20	1	
200	-27.696559	153.301222	<i>Eucalyptus planchoniana</i>	6	25	1	
201	-27.696611	153.301212	<i>Eucalyptus tinidaliae</i>	7	25	2	
202	-27.696610	153.301198	<i>Eucalyptus planchoniana</i>	6	20+25	3	
203	-27.696635	153.301178	<i>Eucalyptus tinidaliae</i>	6	25	2	
204	-27.696577	153.301090	<i>Angophora woodsiana</i>	4	25	1	Edge of vegetation
205	-27.696618	153.301102	<i>Lophostemon confertus</i>	5	20	1	
206	-27.696675	153.301074	<i>Lophostemon confertus</i>	5	20	1	
207	-27.696717	153.301067	<i>Lophostemon confertus</i>	6	21	1	
208	-27.696778	153.301135	<i>Eucalyptus tinidaliae</i>	6	30+30+30	4	
209	-27.696875	153.301132	<i>Angophora woodsiana</i>	5	20	1	
210	-27.696988	153.301138	<i>Angophora woodsiana</i>	5	20	2	
211	-27.696932	153.300974	<i>Eucalyptus racemosa</i>	11	105	6	Not flagged with tape. Significant habitat tree with hollows
212	-27.696957	153.301205	<i>Eucalyptus racemosa</i>	5	20	1	
213	-27.697007	153.301155	<i>Acacia disparrima</i>	4	20	2	
214	-27.697029	153.301140	<i>Eucalyptus racemosa</i>	4	20	1	
215	-27.697014	153.301212	<i>Acacia disparrima</i>	5	25	2	
216	-27.697001	153.301226	<i>Eucalyptus racemosa</i>	5	20	2	
217	-27.697045	153.301297	<i>Acacia disparrima</i>	5	25+20	3	
218	-27.697110	153.301274	<i>Eucalyptus racemosa</i>	4	20+15	2	
219	-27.697129	153.301239	<i>Eucalyptus racemosa</i>	4	20	1	
220	-27.697164	153.301266	<i>Eucalyptus racemosa</i>	4	20+15+15+2	2	
221	-27.697362	153.301413	<i>Acacia disparrima</i>	4	25	2	
222	-27.697397	153.301526	<i>Eucalyptus racemosa</i>	4	20	1	
223	-27.697449	153.301505	<i>Eucalyptus racemosa</i>	4	20+15	2	
224	-27.697477	153.301523	<i>Eucalyptus racemosa</i>	4	20+20+20+1	2	
225	-27.697491	153.301526	<i>Eucalyptus racemosa</i>	4	5+15	2	
226	-27.697503	153.301569	<i>Eucalyptus racemosa</i>	4	20+15	2	
227	-27.697463	153.301633	<i>Eucalyptus racemosa</i>	4	20+20+20	2	
228	-27.697466	153.301706	<i>Acacia disparrima</i>	4	20	1	Poor health
229	-27.697466	153.301844	<i>Lophostemon confertus</i>	3	20	2	
230	-27.697487	153.301846	<i>Eucalyptus racemosa</i>	4	20	2	
231	-27.697512	153.301856	<i>Eucalyptus racemosa</i>	5	25	2	
232	-27.697512	153.301874	<i>Eucalyptus racemosa</i>	5	25	1	
233	-27.697483	153.301893	<i>Eucalyptus racemosa</i>	5	20+25	2	
234	-27.697465	153.301912	<i>Eucalyptus racemosa</i>	4	20	1	
235	-27.697460	153.301966	<i>Eucalyptus racemosa</i>	5	20+20	1	
236	-27.697545	153.301993	<i>Eucalyptus tinidaliae</i>	8	65	5	Habitat Tree
237	-27.697541	153.301898	<i>Eucalyptus racemosa</i>	8	95	6	Habitat Tree
238	-27.697561	153.301872	<i>Acacia disparrima</i>	4	20	1	
239	-27.697568	153.301860	<i>Eucalyptus racemosa</i>	4	30	2	
240	-27.697614	153.301806	<i>Angophora woodsiana</i>	4	20	1	
241	-27.697632	153.301766	<i>Eucalyptus racemosa</i>	5	35	2	
242	-27.697638	153.301726	<i>Eucalyptus racemosa</i>	4	25	1	
242	-27.697638	153.301726	<i>Eucalyptus racemosa</i>	5	30	2	

WP	Lat	Long	Species Name	Height	DBH	Cover	Comment
243	-27.697684	153.301702	<i>Eucalyptus tindalliae</i>	5	30	2	
244	-27.697694	153.301692	<i>Eucalyptus racemosa</i>	5	20+25+stump	2	
245	-27.697717	153.301664	<i>Eucalyptus tindalliae</i>	5	25	1	
246	-27.697709	153.301641	<i>Eucalyptus racemosa</i>	5	25	1	
247	-27.697643	153.301600	<i>Eucalyptus racemosa</i>	4	25	1	
248	-27.697631	153.301555	<i>Eucalyptus racemosa</i>	4	20+15	3	
249	-27.697585	153.301553	<i>Eucalyptus racemosa</i>	5	25+25+30	4	
250	-27.697644	153.301524	<i>Angophora woodsiana</i>	4	20	2	
251	-27.698124	153.301296	<i>Eucalyptus tindalliae</i>	5	20	1	
252	-27.698173	153.301323	<i>Eucalyptus racemosa</i>	9	80	3	Habitat Tree
253	-27.698177	153.301324	<i>Allocasuarina littoralis</i>	3	25	2	Almost a stag & fallen over
254	-27.698188	153.301323	<i>Corymbia intermedia</i>	11	80	4	Habitat Tree with hollows
255	-27.698245	153.301333	<i>Allocasuarina littoralis</i>	4	35	2	Poor health
256	-27.698280	153.301346	<i>Allocasuarina littoralis</i>	4	30	3	Poor health
257	-27.698316	153.301303	<i>Acacia disparrima</i>	4	20	1	
258	-27.698267	153.301257	<i>Eucalyptus tindalliae</i>	5	20	1	
259	-27.698259	153.301222	<i>Angophora woodsiana</i>	4	20	1	
260	-27.698235	153.301204	<i>Eucalyptus racemosa</i>	4	20	1	
261	-27.698233	153.301203	<i>Acacia disparrima</i>	4	20	1	
262	-27.698210	153.301178	<i>Eucalyptus tindalliae</i>	4	20	1	Edge of Callitris woodland
263	-27.698205	153.301169	<i>Eucalyptus tindalliae</i>	4	20	1	
264	-27.698020	153.300873	<i>Eucalyptus racemosa</i>	4	20	1	Follow treeline - impenetrable Callitris forest - all looks like regrowth with few scattered >200mm trees either Euc or Acacia
265	-27.697983	153.300799	<i>Acacia leiocalyx</i>	4	20	1	
266	-27.697952	153.300743	<i>Acacia leiocalyx</i>	4	20	1	
267	-27.697940	153.300740	<i>Acacia leiocalyx</i>	3	20	1	
268	-27.697887	153.300750	<i>Acacia disparrima</i>	4	25	2	
269	-27.697833	153.300714	<i>Acacia disparrima</i>	4	20	1	In front of large E. racemosa
270	-27.697833	153.300712	<i>Acacia disparrima</i>	4	20	1	In front of large E. racemosa
271	-27.697781	153.300705	<i>Acacia disparrima</i>	4	20	1	
272	-27.697704	153.300711	<i>Acacia disparrima</i>	4	20	2	
273	-27.697723	153.300802	<i>Acacia fimbriata</i>	3	20	2	
274	-27.697714	153.300801	<i>Acacia fimbriata</i>	3	20	2	
275	-27.697630	153.300664	<i>Eucalyptus racemosa</i>	4	20	1	
276	-27.697543	153.300661	<i>Acacia leiocalyx</i>	4	20	2	
277	-27.697531	153.300656	<i>Acacia disparrima</i>	4	25	2	
278	-27.697489	153.300658	<i>Eucalyptus racemosa</i>	4	25+25	1	
279	-27.697476	153.300638	<i>Acacia fimbriata</i>	3	25	3	
280	-27.697455	153.300651	<i>Callitris glaucophylla</i>	4	25	1	
281	-27.697416	153.300647	<i>Eucalyptus racemosa</i>	2	25	2	
282	-27.697414	153.300728	<i>Acacia disparrima</i>	3	20	1	Follow edge of grass
283	-27.697340	153.300701	<i>Eucalyptus racemosa</i>	3	20	1	
284	-27.697305	153.300605	<i>Eucalyptus racemosa</i>	5	25	2	
285	-27.697253	153.300546	<i>Eucalyptus racemosa</i>	6	20+25	3	
286	-27.697240	153.300520	<i>Allocasuarina littoralis</i>	5	25	2	
287	-27.697200	153.300583	<i>Eucalyptus racemosa</i>	3	25	2	
288	-27.697159	153.300553	<i>Eucalyptus racemosa</i>	4	20	1	
289	-27.697122	153.300522	<i>Eucalyptus racemosa</i>	5	25	2	

WP	Lat	Long	Species Name	Height	DBH	Cover	Comment
290	-27.697090	153.300557	<i>Eucalyptus racemosa</i>	5	20+25	3	
291	-27.697039	153.300531	<i>Eucalyptus racemosa</i>	4	20	2	
292	-27.697005	153.300490	<i>Argophora woodsiana</i>	4	20	1	
293	-27.696903	153.300565	<i>Eucalyptus racemosa</i>	5	20+25	2	
294	-27.696880	153.300488	<i>Eucalyptus racemosa</i>	5	25	2	Follow treeline / top of bank / edge of road - batter too steep - trees >200mm along base of batter.
295	-27.696610	153.300040	<i>Lophostemon confertus</i>	6	20+15	2	
296	-27.696652	153.300043	<i>Eucalyptus tindaliae</i>	7	30	2	
297	-27.696630	153.299762	<i>Lophostemon confertus</i>	6	20	1	
298	-27.696530	153.299908	<i>Eucalyptus tindaliae</i>	10	90	6	Habitat tree
300	-27.696459	153.299847	<i>Eucalyptus racemosa</i>	6	70	3	Habitat tree
301	-27.696474	153.299808	<i>Eucalyptus racemosa</i>	6	45	3	
302	-27.696535	153.299699	<i>Eucalyptus tindaliae</i>	9	90	6	Habitat tree.
303	-27.696446	153.299649	<i>Eucalyptus microcorys</i>	7	30	3	
304	-27.696424	153.299674	<i>Eucalyptus microcorys</i>	8	50	7	
305	-27.696427	153.299621	<i>Eucalyptus carnea</i>	6	40	4	
306	-27.696473	153.299613	<i>Eucalyptus tindaliae</i>	11	50	5	
307	-27.696512	153.299479	<i>Eucalyptus microcorys</i>	7	30	4	
308	-27.696551	153.299454	<i>Eucalyptus microcorys</i>	7	25	3	
309	-27.696498	153.299426	<i>Eucalyptus microcorys</i>	6	20	2	
310	-27.696476	153.299419	<i>Allocastrum littoralis</i>	5	20	1	
311	-27.696481	153.299417	<i>Allocastrum littoralis</i>	6	25	2	
312	-27.696112	153.299635	<i>Lophostemon confertus</i>	5	25	2	
313	-27.696145	153.299806	<i>Acacia disparrima</i>	4	25	3	
314	-27.696158	153.299962	<i>Eucalyptus racemosa</i>	7	25+25+15	4	
315	-27.696055	153.300241	<i>Eucalyptus tindaliae</i>	8	65	4	
317	-27.695376	153.300446	<i>Eucalyptus planchoniana</i>	5	20+25	2	Habitat tree with ATN.
318	-27.695285	153.300450	<i>Acacia disparrima</i>	4	20+15	2	
320	-27.695019	153.300548	<i>Acacia concurrens</i>	5	25	2	
321	-27.695030	153.300667	<i>Allocastrum littoralis</i>	4	20	2	
322	-27.695017	153.300682	<i>Allocastrum littoralis</i>	4	20	2	
323	-27.694986	153.300664	<i>Allocastrum littoralis</i>	4	50	3	
323	-27.694902	153.300711	<i>Allocastrum littoralis</i>	4	15+15+25	2	
323	-27.694856	153.300799	<i>Allocastrum littoralis</i>	4	25	2	
324	-27.694799	153.300729	<i>Eucalyptus siderophloia</i>	7	110	6	Whole tree not flagged
325	-27.694732	153.300731	<i>Eucalyptus racemosa</i>	8	80	6	
326	-27.694240	153.301451	<i>Acacia concurrens</i>	2	20+15	5	
327	-27.693791	153.302076	<i>Acacia disparrima</i>	4	30	2	
328	-27.693766	153.302146	<i>Allocastrum littoralis</i>	5	45	2	Poor health. 1 trunk broken and split, lying on ground
329	-27.693678	153.302326	<i>Landscaped sp</i>	3	multi	4	
330	-27.693693	153.302305	<i>Acacia disparrima</i>	4	20	3	
331	-27.693538	153.302482	<i>Eucalyptus racemosa</i>	8	35	3	
332	-27.694320	153.302352	<i>Eucalyptus racemosa</i>	8	40	3	
333	-27.694304	153.302283	<i>Alphitonia excelsa</i>	4	30+30	5	
334	-27.694313	153.302235	<i>Acacia disparrima</i>	5	30	3	
335	-27.694310	153.302230	<i>Alphitonia excelsa</i>	3	15	1	
336	-27.694309	153.302216	<i>Alphitonia excelsa</i>	3	10	1	
337	-27.694309	153.302215	<i>Alphitonia excelsa</i>	3	10	1	
338	-27.694306	153.302195	<i>Alphitonia excelsa</i>	3	15	1	

WP	Lat	Long	Species Name	Height	DBH	Cover	Comment
339	-27.694301	153.302135	<i>Alphitonia excelsa</i>	2	<10	1	
340	-27.694306	153.302120	<i>Acacia disparrima</i>	5	30	3	
341	-27.694323	153.302108	<i>Acacia disparrima</i>	3	10	1	
342	-27.694365	153.302122	<i>Acacia disparrima</i>	4	25	2	
343	-27.694364	153.302140	<i>Acacia disparrima</i>	4	30	2	
344	-27.694363	153.302163	<i>Allocasuarina littoralis</i>	2	<10	1	
345	-27.694350	153.302154	<i>Allocasuarina littoralis</i>	3	10	2	
346	-27.694345	153.302159	<i>Acacia disparrima</i>	4	30	2	
347	-27.694338	153.302174	<i>Alphitonia excelsa</i>	2	<10	1	
348	-27.694371	153.302223	<i>Allocasuarina littoralis</i>	4	15	1	
349	-27.694363	153.302218	<i>Acacia disparrima</i>	4	15	1	
350	-27.694343	153.302232	<i>Alphitonia excelsa</i>	2	<10	1	
351	-27.694337	153.302241	<i>Acacia disparrima</i>	4	15	2	
352	-27.694370	153.302259	<i>Allocasuarina littoralis</i>	5	20	2	
353	-27.694389	153.302270	<i>Acacia disparrima</i>	4	15	2	
354	-27.694372	153.302286	<i>Alphitonia excelsa</i>	2	<10	1	
355	-27.694355	153.302306	<i>Acacia disparrima</i>	3	<10	1	
356	-27.694338	153.302316	<i>Acacia concurrens</i>	4	15	2	
357	-27.694296	153.302308	<i>Acacia disparrima</i>	5	25	3	
358	-27.694280	153.302293	<i>Allocasuarina littoralis</i>	3	<10	1	
359	-27.696096	153.300361	<i>Allocasuarina littoralis</i>	2	<10	1	
360	-27.696042	153.300369	<i>Allocasuarina littoralis</i>	2	10	1	
361	-27.696024	153.300354	<i>Eucalyptus racemosa</i>	11	120	7	Multiple hollows. Habitat tree.
362	-27.696000	153.300374	<i>Eucalyptus racemosa</i>	4	20	2	
363	-27.696053	153.300313	<i>Acacia disparrima</i>	2	<10	1	
364	-27.695985	153.300389	<i>Acacia disparrima</i>	4	20	1	
365	-27.695979	153.300388	<i>Acacia disparrima</i>	4	20	2	
366	-27.695990	153.300394	<i>Eucalyptus racemosa</i>	4	15	2	
367	-27.695980	153.300399	<i>Eucalyptus racemosa</i>	5	25	2	
368	-27.695975	153.300391	<i>Eucalyptus racemosa</i>	6	40	4	
369	-27.695946	153.300407	<i>Eucalyptus racemosa</i>	5	20	2	
370	-27.695911	153.300419	<i>Eucalyptus racemosa</i>	4	30	3	Broken branch hollow
371	-27.695885	153.300419	<i>Acacia disparrima</i>	3	10	1	
372	-27.695854	153.300442	<i>Eucalyptus racemosa</i>	6	30+<10	3	
373	-27.695836	153.300436	<i>Acacia disparrima</i>	4	25	3	
374	-27.695847	153.300426	<i>Eucalyptus racemosa</i>	4	15+15	2	
375	-27.695829	153.300437	<i>Eucalyptus racemosa</i>	4	15+15	1	
376	-27.695785	153.300514	<i>Acacia disparrima</i>	4	10	2	
377	-27.695781	153.300517	<i>Eucalyptus racemosa</i>	4	15+15+<10	3	
378	-27.695763	153.300525	<i>Eucalyptus racemosa</i>	3	10	1	
379	-27.695790	153.300540	<i>Eucalyptus racemosa</i>	2	10	1	
380	-27.695786	153.300545	<i>Angophora leiocarpa</i>	2	10	1	
381	-27.695790	153.300558	<i>Eucalyptus racemosa</i>	3	10	1	
382	-27.695893	153.300587	<i>Eucalyptus racemosa</i>	2	<10	1	
383	-27.695880	153.300579	<i>Eucalyptus racemosa</i>	2	<10	1	
384	-27.695868	153.300572	<i>Jacaranda mimiofolia</i>	3	45+30	8	
385	-27.695867	153.300577	<i>Eucalyptus racemosa</i>	5	10+15	1	
386	-27.695844	153.300638	<i>Eucalyptus racemosa</i>	3	10+10+15+<	3	

WP	Lat	Long	Species Name	Height	DBH	Cover	Comment
387	-27.695891	153.300825	<i>Acacia disparrima</i>	2	<10	1	
388	-27.695876	153.300843	<i>Eucalyptus planchoniana</i>	5	20	1	
389	-27.695818	153.300882	<i>Eucalyptus racemosa</i>	4	20+20+20	3	
390	-27.695785	153.300902	<i>Acacia disparrima</i>	4	30	3	
391	-27.695760	153.300940	<i>Eucalyptus planchoniana</i>	5	20	1	
392	-27.695736	153.300960	<i>Eucalyptus planchoniana</i>	4	20	1	
393	-27.695732	153.300972	<i>Eucalyptus planchoniana</i>	5	20	1	
394	-27.695720	153.300989	<i>Eucalyptus planchoniana</i>	4	15	1	
395	-27.695735	153.301015	<i>Eucalyptus planchoniana</i>	4	15	1	
396	-27.695803	153.301068	<i>Eucalyptus planchoniana</i>	5	20	1	
397	-27.695809	153.301075	<i>Eucalyptus planchoniana</i>	5	20	1	
398	-27.695951	153.301278	<i>Eucalyptus racemosa</i>	3	10	1	
399	-27.695678	153.300559	<i>Eucalyptus racemosa</i>	3	15+15	2	
							Lots of regrowth vegetation with scattered big habitat trees with hollows. Appears that large habitat trees associated with overland flow paths draining to dam. Suggest retention of vegetation immediately around dam and 15m either side of drainage features to retain large trees.
							Top of overland drainage line
400	-27.694785	153.300894					
401	-27.694747	153.300857	<i>Acacia disparrima</i>	2	10+10	2	
402	-27.694692	153.300875	<i>Allocasuarina littoralis</i>	4	20+40+60	6	
403	-27.694707	153.300923	<i>Allocasuarina littoralis</i>	3	10	2	
404	-27.694780	153.301051	<i>Allocasuarina littoralis</i>	3	10+10+10	2	
405	-27.694771	153.301084	<i>Allocasuarina littoralis</i>	4	50	2	
406	-27.694759	153.301077	<i>Allocasuarina littoralis</i>	4	45	4	
407	-27.694540	153.301306	<i>Allocasuarina littoralis</i>	4	40+40	5	Stag
408	-27.694574	153.301260	<i>Eucalyptus racemosa</i>	2	25+20	2	
409	-27.694927	153.301487	<i>Acacia disparrima</i>	4	20+15	3	
410	-27.694881	153.302050	<i>Allocasuarina littoralis</i>	4	40	5	
			<i>Acacia disparrima</i>	2	15	1	
411	-27.695557	153.301659	<i>Lophotemon confertus</i>	7	25+25+20+20+20+15	4	Located between dams Larger dam to north. Fringing vegetation including <i>A. littoralis</i> , <i>A. disparrima</i> , <i>A. excelsa</i> , <i>M. quinquenervia</i> . Dam & vegetation of low significance.
412	-27.695589	153.301546	<i>Eucalyptus racemosa</i>	12	100	6	Significant size, but no hollows.
413	-27.695623	153.301642	<i>Angophora woodiana</i>	40	40	5	Dead branch with possible hollows
414	-27.695687	153.301657	<i>Angophora woodiana</i>	11	55	6	Poor health. Dead branches with possible hollows.
415	-27.695691	153.301653	<i>Angophora woodiana</i>	11	55	4	With <i>Acacia</i> and <i>Allocasuarina</i> growing from base. Poor health.
416	-27.695732	153.301613	<i>Angophora woodiana</i>	10	45	3	Hollows. Poor health.
417	-27.695752	153.301607	<i>Angophora woodiana</i>	10	70	4	Base and limb hollows. Habitat tree. Poor health.
418	-27.695801	153.301582	<i>Eucalyptus planchoniana</i>	9	30	2	
419	-27.695752	153.301607	<i>Eucalyptus planchoniana</i>	9	50+20+25	5	
420	-27.695801	153.301582	<i>Eucalyptus planchoniana</i>	9	55	4	

Lot 3 on RP153333,
147-205 Rocky Passage Rd,
Redland Bay, Queensland

13 November 2018

Attachment 3 –
Preliminary Bulk Earthworks

Habitat

Response for Information (MCU17/0090)
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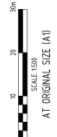
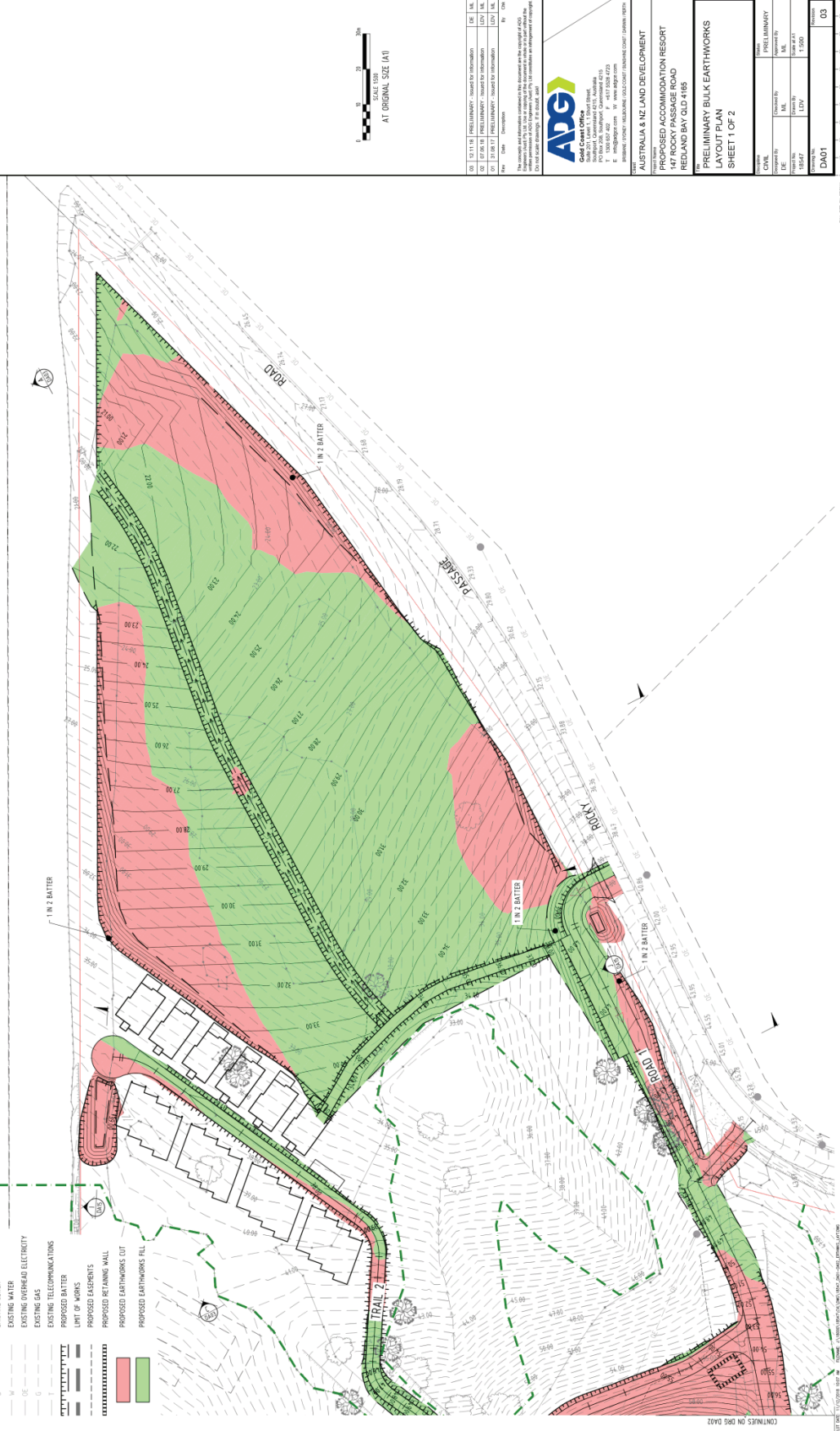
PRELIMINARY
NOT FOR CONSTRUCTION



- LEGEND**
- 0.5 — EXISTING SURFACE CONTOURS
 - 1.0 — BULK EARTHWORKS CONTOURS
 - 2.0 — EXISTING SURFACE LEVEL
 - 3.0 — FINISHED SURFACE LEVEL
 - 4.0 — EXISTING EDGE OF BITUMEN
 - 5.0 — EXISTING NORMAL KERB LINE
 - 6.0 — EXISTING VEGETATION LINE
 - 7.0 — PROPOSED NORMAL KERB LINE
 - 8.0 — EXISTING STORMWATER DRAINAGE
 - 9.0 — EXISTING WATER
 - 10.0 — EXISTING OVERHEAD ELECTRICITY
 - 11.0 — EXISTING TELECOMMUNICATIONS
 - 12.0 — PROPOSED BATTER
 - 13.0 — LIMIT OF WORKS
 - 14.0 — PROPOSED EASEMENTS
 - 15.0 — PROPOSED RETAINING WALL
 - 16.0 — PROPOSED EARTHWORKS CUT
 - 17.0 — PROPOSED EARTHWORKS FILL

NOTE
FOR SITE SECTIONS REFER TO DRS NO. DA03

2
SP 100/22



08	14.11.18	PRELIMINARY - Issues for information	DE	ML
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100	17.06.18	PRELIMINARY - Issues for information	LDV	ML

ADG
Civil & Survey
147 Rocky Passage Road
Redland Bay QLD 4165
Australia & NZ Land Development
AUSTRALIA & NZ LAND DEVELOPMENT
147 ROCKY PASSAGE ROAD
REDLAND BAY QLD 4165
PRELIMINARY BULK EARTHWORKS
LAYOUT PLAN
SHEET 1 OF 2

Client	ADG
Project Name	PRELIMINARY BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 2
Drawn By	ML
Checked By	ML
Scale	1:500
Date	17/06/18
Sheet No.	03

DA01	03
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Lot 3 on RP153333,
147-205 Rocky Passage Rd,
Redland Bay, Queensland

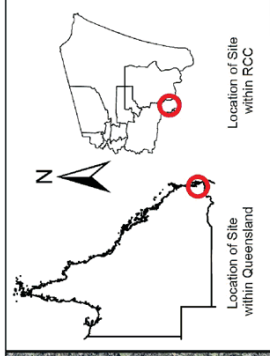
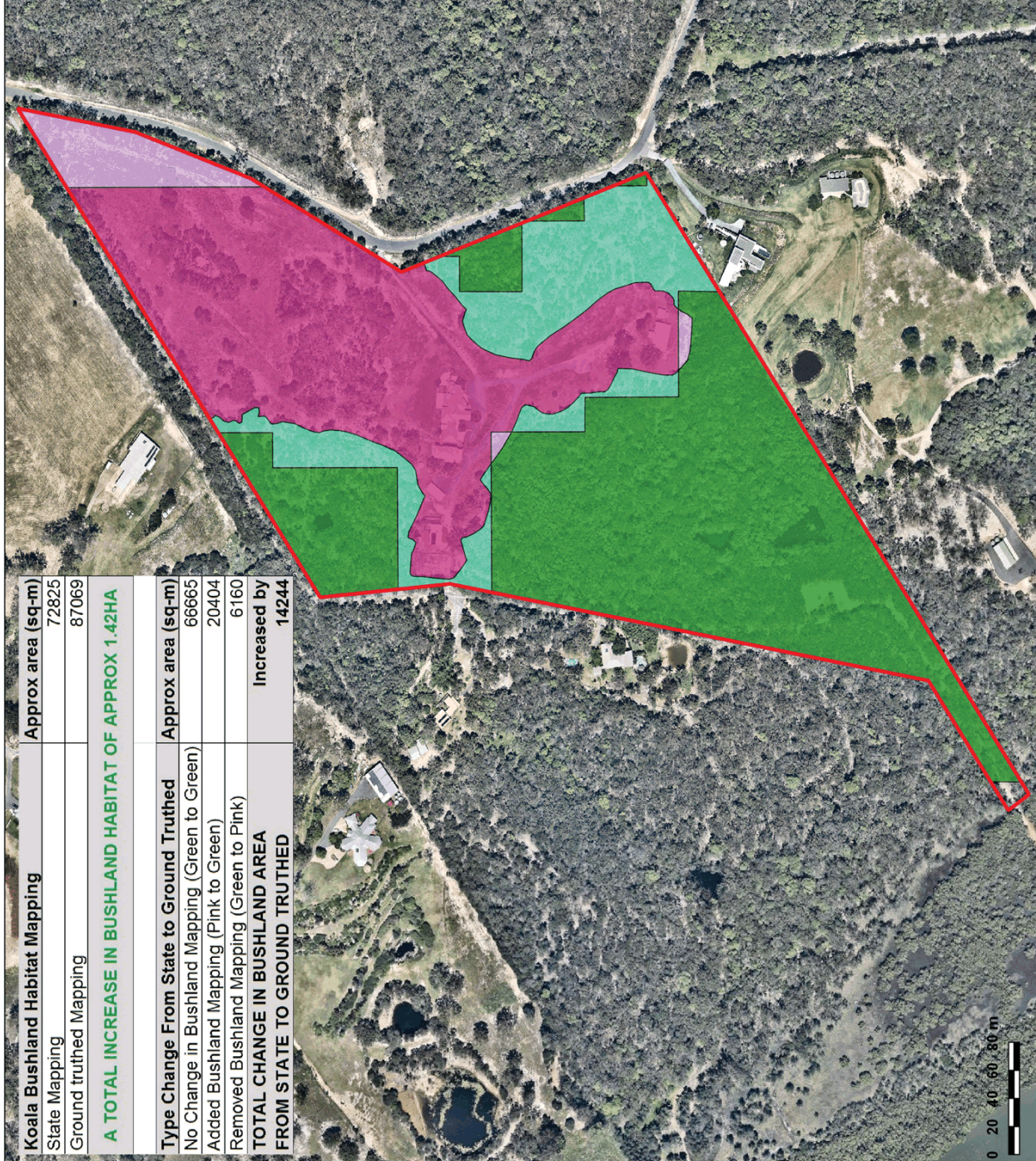
13 November 2018

Attachment 4 –
Revised Plan of Development

Habitat

Response for Information (MCU17/0090)
Page 8 of 8

Koala Bushland Habitat Mapping	Approx area (sq-m)
State Mapping	72825
Ground truthed Mapping	87069
A TOTAL INCREASE IN BUSHLAND HABITAT OF APPROX 1.42HA	
Type Change From State to Ground Truthed	Approx area (sq-m)
No Change in Bushland Mapping (Green to Green)	66665
Added Bushland Mapping (Pink to Green)	20404
Removed Bushland Mapping (Green to Pink)	6160
TOTAL CHANGE IN BUSHLAND AREA FROM STATE TO GROUND TRUTHED	Increased by 14244



Legend

Site

Changes From State to Ground Truthed

- From Green to Green
- From Green to Pink
- From Pink to Green
- From Pink to Pink

Figure Title:

Koala Habitat Value Changes From State To Ground Truthed

Client:

New Land Tourism Pty Ltd
c/- Arnold Development Consultants Pty Ltd

Site Address:

Lot 3 on RP163333,
147-205 Rocky Passage Rd,
Redland Bay, Queensland

Data used in Habitat Environment Management (Trading) Pty Ltd. Maps are based on or contain data provided by the State of Queensland (QSPatial). In consideration of the State permitting use of the data, the user agrees to indemnify and hold the State harmless from and against all claims, damages, costs and expenses (including reasonable legal costs) in respect of any use of the data that is not intended or permitted by the State, or that results in a breach of privacy laws.

Scale:	1:2,000	Figure:	A3	Reference:	OSpatial 2018 NearMap 2017
Client:	CA	Issue:	07-Dec-2017	Street Number:	1 of 1
Contract:	IMK	JOB Number:	6576S	Date:	9-Apr-2019
Habitat			PO Box 47 BURLEIGH HEADS QLD 4220 Ph: (07) 5535 9899 info@habitat.net.au		

13.4 RESPONSE TO WEINAM CREEK PETITION DATED 22 JANUARY 2019**Objective Reference:****Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Andrew Ross, General Counsel**Report Author:** Andrew Ross, General Counsel**Attachments:** Nil**PURPOSE**

The purpose of this report is to provide a response to the petition presented to Council on 22 January 2019 requesting for Council not to progress the public car parking arrangements on the southern side of the Weinam Creek Priority Development Area (PDA).

BACKGROUND

1. On 3 May 2013, Council resolved to support the Council application for a PDA declaration for Weinam Creek.
2. On 21 June 2013, the Weinam Creek PDA was declared by the Minister of Economic Development Queensland.
3. On 22 November 2013, the Council resolved to endorse for public notification the proposed Development Scheme for the Weinam Creek PDA. The public notification and submission period for the Weinam Creek PDA Development Scheme was undertaken from 10 January to 24 February 2014.
4. On 29 May 2014, the Weinam Creek PDA scheme was approved by the State Government.
5. On 6 September 2017, Council resolved to purchase Lot 3 on RP67164 and Lot 7 on RP7537 located at 3-11 Moores Road, Redland Bay (also known as Moores land) to build additional public car parks, road access and a boat ramp.
6. On 18 October 2017, Council endorsed the Master Plan prepared by RIC.
7. On 18 December 2017, Council purchased Moores land.
8. On 23 May 2018, Council resolved to endorse the amended Master Plan prepared by RIC and note the joint governance arrangements between Council and RIC for the ongoing management of the project.
9. Council has budgeted \$3.1M in the 2018/2019 financial year for works at Moores Road, Redland Bay.

ISSUES

Council is committed to the rejuvenation of the Weinam Creek PDA to provide the required public and community infrastructure identified through the initial PDA project public consultation process.

Car parking at Weinam Creek

Weinam Creek is a heavily congested parking area with an inefficient road network and parking configuration. The existing boat trailer parking, being situated adjacent to the ferry terminal, takes up valuable space which could be utilised for car parks and also causes pedestrian and vehicle interaction issues. Passenger vehicle parking is saturated and island residents are utilising private lots for overflow parking. The area has also been subject to vandalism and crime.

The Moores Road site has long been envisaged as an area for car parking and the relocation of the recreational boat ramp. This is evident in the State Government approved Weinam Creek Priority Development Area Planning Scheme.

As outlined in the Scheme, the Moores Road land is within precinct 3 of the PDA, where the development intent is to:

- provide for residential development;
- provide for marine industry development and boat parking facilities to the east of the recreational boat ramp, adjoining the waterfront, where the impacts including traffic, air, noise and odour emissions are able to be readily mitigated;
- provide opportunities for convenient longer-term parking with good connections to the ferry and into the mixed use node. Ensures adequate car parking is provided to meet the scale of development and anticipated growth;
- ensure the location of the boat ramp has regard to the safety of all boat users and the operational requirements of ferries;
- provide for the relocation of the boat ramp to the end of Weinam Creek on the southern side; and
- make provision for parking associated with the boat ramp on the southern side of Weinam Creek, which reduces conflicts between trailer boats and pedestrian and vehicle traffic in the rest of the PDA.

The Moores Road car park also provides necessary over flow parking during the redevelopment and construction phases adjacent to the ferry terminal.

It is anticipated that during the construction of the roads, services and parking improvements adjacent to the terminal, 450 to 500 parking spots will be removed and relocated to Moores Road. Without this car park, island residents would have much further to travel to park their vehicles.

Response to Petition

The petition requests that Council not proceed with the car park due to *“several concerning issues that will cause a negative impact on the local community and is not in line with the character of the area on the southern side of Weinam Creek”*.

The mentioned issues and response are below. The car park and lots are still being assessed by Economic Development Queensland (EDQ) and therefore not yet approved for construction. As such, slight changes to the details listed may be requested prior to construction. All reports are publicly available on the Department of State Development, Manufacturing, Infrastructure and Planning website.

Please note, all plans for the Weinam Creek PDA are required to align with the Weinam Creek PDA Development Scheme. The Scheme came into force in 2014 and provides development guidelines to ensure all proposed works are in line with the character of the PDA.

a) Flooding during storm events – no access to the car park and mitigation of flood water is said to be non-existent. It will be a safety hazard to people using the car park during these events.

A development application for the Moores Road car park was submitted by RIC in early December 2018 and was deemed properly made in early February 2019.

The development application (reference #DEV2018/991) and supporting documents are available on the Department of State Development, Manufacturing, Infrastructure and Planning’s website on the PDA applications page.

Please note, the development application and supporting documents are subject to change, as part of the assessment process. Any changes or updates to this material will be made available on the PDA applications page.

A thorough flooding analysis has been undertaken for this site, as the area designated for car parking currently forms flood storage for Weinam Creek. The car park proposed for Moores Road has been optimised to exceed both the planning scheme and flood immunity requirements, while remaining feasible from a construction perspective.

The proposed design has been included in the most recent Council flood model available for the Weinam Creek area. This flood model indicates that the 100-year Average Recurrence Interval (ARI) flood level is 2.3 to 2.7 metres Australian Height Datum (AHD) and the highest astronomical tide is 1.57 metres AHD, adjacent to the car park. The level of the long-term car park has been set to above this level to ensure flood immunity up to the 100-year ARI flood event.

The access road to the proposed car park has been specified at a level resulting in 20-year ARI flood immunity in accordance with Council's requirements. In a 100-year ARI flood event, this access road will experience localised flooding of up to a depth of 200 mm, which is well within trafficable limits specified in the Queensland Urban Drainage Manual (QUDM). However, there are a limited number of car parks planned for the area directly adjacent to Moores Road, on the western edge of the car park that do not have 100-year ARI flood immunity. Modelling was undertaken on raising these car parks to achieve the same flood immunity as the remainder of the car park, however, significant and unacceptable flood impacts to Moores Road and properties upstream of Moores Road were observed.

Therefore, the maximum level possible was set for this small area of parking comprising 67 spaces out of a total of 568 spaces, to ensure that in a 100-year flood event, the depth and velocity of the water will meet the guidelines specified in QUDM in regard to safe stationary vehicle limits. Clear signage indicating that this area is to be utilised for short-term (12 hour maximum) parking only, will be installed to minimise risk to users of the car park and their vehicles, while the balance 501 spaces will be designated for long-term parking.

The approach Council has taken to managing flood risk for this site is consistent with the approach applied in other locations within the Redland City Council Local Government Area (LGA), as well as other South East Queensland Council LGAs.

In regard to achieving flood immunity to the 2,100 Storm Tide Level, the flooding analysis showed that achieving such a level would be either not feasible from a construction viewpoint or would cause unacceptable flood impacts to Moores Road and adjacent properties, as the required elevation prevents suitable conveyance of flood waters. The 2,100 Storm Tide Level at this location is 3.22 metres AHD (1 metre on average above the current elevation in the proposed car park location), which exceeds the elevation of Moores Road, which is located at 2.75 metre AHD.

If the car park was placed at this higher elevation, the flooding analysis indicated that the road network and properties along Moores Road would be at increased risk of flooding, which is not a suitable design outcome.

b) Traffic – Existing Moores Rd, Auster Street and the Esplanade are unable to carry the additional traffic for the proposed car park. The Esplanade will turn into a rat run for people heading south.

Cardno were engaged to complete a Traffic Impact Assessment of the car park and residential lots which was undertaken in line with the Department of Transport and Main Roads Guide to Traffic Impact Assessments. As such this study was required to undertake traffic surveys of the existing situation and estimate traffic generation and distribution in line with industry best practice.

The car park does not have any access to Auster Street or The Esplanade, therefore the car park and housing lots are unlikely to have an adverse effect on those streets. The advice received from Cardno regarding The Boulevard (which is the through road that The Esplanade extends into), is that their studies do not indicate a trend for a rat run through The Boulevard from either the users of the car park (these people are generally from the Southern Moreton Bay Islands and will use it to access jobs or services to the north and west of the site) and residents of the new housing (who will also be likely to focus car trips to the north and west of the site). Estimates are that 75 per cent of traffic volume will head north via Meissner Street and 25 per cent west via Government Road.

The car parking time regulation is proposed to be consistent with parking demands for short term and multi day parking arrangements with principal access and location to the south west of the site adjacent to the existing public reserves to minimise traffic movements and impacts.

The report has deemed that this development will not have any significant impacts on the external road network. This includes the Moores Road and Meissner Street intersection which has a post development Degree of Saturate of 0.24 which is under the threshold of 0.8 set by the Department of Transport and Main Roads. The modelling undertaken for the master plan has indicated this intersection will require an upgrade at a later stage.

c) Noise and light pollution will affect the residents living on Moores Rd and those backing onto the car park on the Esplanade and Auster St. "Early morning boat trailer and car traffic is a concern".

Peter Eustace and Associates have been engaged to complete the electrical and lighting design for the car park which includes reporting to ensure compliance with the following codes:

- AS4282 – Control of Obtrusive Effect of Outdoor Lighting
- AS4283 – Curfew Limitations
- AS/NZS 1158 – Pedestrian area (Category P) lighting – Performance and design requirements

Acoustic works were engaged to undertake an acoustic report for the proposed car park and future boat trailer parking. The boat ramp does not form part of this report as the construction of the boat ramp is planned for a later stage of the development. The acoustic requirements for the boat ramp will be assessed in due course, well prior to construction in line with standards as they stand at that time. The report is recommending a standard height fence of 1.8m, however it must have a surface density of 10kg/sq m. Timber is a suitable material if it is constructed with 19mm thick pine palings with a 40 per cent overlap.

For both noise and light, it is important to note that there is also a 3m wide landscaped buffer zone where the landscape architect has nominated plants to assist in shielding.

Furthermore, two of the three sides of the car park are new developments.

d) Land Devaluation – Nobody wants to live adjacent a 600 space car park.

Residential development has been proposed for the south and east, in between existing houses and the proposed car park. There will also be significant landscaping works, which will assist in providing an attractive buffer.

Redland Investment Corporation is currently marketing the nine lots fronting Moores Road. To date there are two executed contracts and two expressions of interest at list price indicating strength in the market. Also, a favourable sale of the balance lot was achieved, indicating a strong interest in the area and positive future outlook.

e) Birdlife and Flying Fox Community are currently abundant in the area, including the recent sighting of Koalas in that area

Biodiversity Assessment and Management (BAAM) have been appointed as the ecological consultants for the project. They will undertake a pre-disturbance/clearing inspection prior to construction and will have fauna spotters on site during initial works as required under legislation. They will also conduct regular inspections throughout the construction period. Currently there are no roosting or breeding flying foxes. However, should this change, a management plan will be drafted by BAAM to ensure the flying fox community is not affected.

The area is already heavily disturbed during its past use a farm and now with regular mowing. At completion, the western edge of the land will be landscaped to support the existing ecosystem of the creek.

There are no koala trees within the foot print of the car park or housing lots. Koala trees within the adjacent areas are scattered and there have been no sightings of koalas during recent onsite investigations. To ensure any koalas that may be within the general vicinity are not affected, the appointed ecological consultants will have fauna spotters on site during initial works, in compliance with the relevant legislation.

STRATEGIC IMPLICATIONS

Legislative Requirements

1. *Local Government Act (Qld) 2009;*
2. *Local Government Regulation (Qld) 2012;* and
3. *Economic Development Act (Qld) 2012.*

Risk Management

The risks associated with an infrastructure project will be managed in accordance with Australian standard term contract terms and development assessment processes within the PDA area. Specialist consultants were engaged for the professional advice and reports which form part of the Development from the joint management steering committee.

Financial

There are no financial implications associated with this report to Council.

People

There are no known impacts to Council staff as a result of this report to Council.

Environmental

There is no known environmental impact as a result of this report to Council.

Social

There are no known social impacts as a result of this report to Council.

Alignment with Council's Policy and Plans

This project aligns with Councils policies and plans.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Weinam Creek Steering Committee	Monthly	Representatives of RCC and RIC meet monthly to review and progress the development of the Weinam Creek Masterplan
Various Profession Consultants	In the general course of business and as required.	Profession consultants are engaged to compile the technical reports that are required for the lodgement of the Development Application.
Weinam Creek Planning Scheme	Public Consultation prior to scheme being formed	The location of the works noted in this petition is in line with the structure plan and intent of development within the precincts detailed in the planning scheme.

OPTIONS**Option One**

That Council resolves to:

1. note the professional advice and reports which form part of the Development Application to Economic Development Queensland as satisfactory response to the concerns raised and proceeds with the construction of the car park at Moores Road, Redland Bay; and
2. respond to the Principal Petitioner accordingly.

Option Two

That Council resolves to request further information.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **note the professional advice and reports which form part of the Development Application to Economic Development Queensland as satisfactory response to the concerns raised and proceeds with the construction of the car park at Moores Road, Redland Bay; and**
2. **respond to the Principal Petitioner accordingly.**

14 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

15 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.

16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

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

18 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 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 a General Manager Previously?		

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

That Council considers the confidential items in a meeting closed to the public in accordance with Section 275(1) of the *Local Government Regulation 2012*:

19.1 Proposed Major Amendment to City Plan: Heritage Schedule

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

19.2 Purchase of Land - Conservation Purposes, Ormiston

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

19.3 Purchase of Land - Wellington Point

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

19.4 Proposed Contract for Provisional Construction Items - Indigiscapes Redevelopment

This matter is considered to be confidential under Section 275(1)(e) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with contracts proposed to be made by it.

20 MEETING CLOSURE