



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 11 September 2019

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 11 SEPTEMBER 2019 AT 9.30AM

1 DECLARATION OF OPENING

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

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT: Cr Karen Williams (Mayor), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Deputy Mayor and Division 4), Cr Mark Edwards (Division 5), Cr Julie Talty (Division 6), Cr Murray Elliott (Division 7), Cr Tracey Huges (Division 8), Cr Paul Gleeson (Division 9), Cr Paul Bishop (Division 10)

EXECUTIVE LEADERSHIP TEAM: Andrew Chesterman (Chief Executive Officer), Tony Beynon (Group Manager Corporate Governance), Louise Rusan (General Manager Community & Customer Services), Deborah Corbett-Hall (Chief Financial Officer), Andrew Ross (General Counsel), Peter Best (General Manager Infrastructure & Operations)

MINUTES: Debra Weeks (Corporate Meetings & Registers Coordinator)

COUNCILLOR ABSENCES DURING THE MEETING

Cr Murray Elliott entered the meeting at 9.40am (after Item 3)

Cr Peter Mitchell left the meeting at 10.29am and returned at 10.30am (during Item 13.1)

Cr Paul Gollè left the meeting at 10.31am and returned at 10.33am (during Item 13.3)

Cr Julie Talty left the meeting at 10.32am and returned at 10.35am (during Item 13.3)

Cr Paul Gleeson left the meeting at 10.38am and returned at 10.42am (during Item 13.3)

Cr Lance Hewlett left the meeting at 10.48am and returned at 10.57am (after Item 14.3)

Cr Murray Elliott left the meeting at 11.01am and returned at 11.03am (during Item 14.5)

Cr Wendy Boglary left the meeting at 11.41am and returned at 11.43am (during Item 17.1)

Cr Peter Mitchell left the meeting at 11.44am and returned at 11.45am (during Item 17.1)

Cr Murray Elliott left the meeting at 12.00pm and returned at 12.05pm (during Item 19)

Cr Paul Bishop left the meeting at 12.00pm and returned at 12.03pm (during Item 19)

Cr Tracey Huges left the meeting at 12.02pm and returned at 12.06pm (during Item 19)

Cr Paul Gleeson left the meeting at 12.01pm and returned at 12.06pm (during Item 19)

3 DEVOTIONAL SEGMENT

Pastor Glenn Gray from the Champions Church at Thornlands, a member of the Minister's Fellowship led Council in a brief Devotional segment.

4 RECOGNITION OF ACHIEVEMENT**4.1 REDLAND BAY GOLF CLUB**

Councillor Edwards recognised the 100 year celebration of the Redland Bay Golf Club.

Last Thursday night my wife and I had the pleasure of attending the 100 year celebration dinner of Redland Bay Golf Club. How many clubs in Australia survive to 100 years and here we are in the Redlands with a thriving club that will hopefully achieve another 100 years?

Following the First World War, a community decision was made in 1919 to establish a 9-hole golf course on a paddock owned by William Melrose on German Church Road at Redland Bay. The course was constructed and opened on 6 September 1919 and the club soon had 43 members. The cost to play a round of golf at that particular time was one shilling, which converts to \$35.00 today. In 1926 the club was admitted into the Queensland Golf Council and in 1930 the decision was made to move the club to where it is currently located. It was a 9-hole course which increased to 18 in the later 1970s. During World War II the US Army used the course as a communication base. After the war the membership had shrunk to only 12 people, but the club bounced back, as in the following decades golf became a popular sport. It has, however been a struggle to keep the Redland Bay Golf Club financially viable. What I found interesting, is how this golf course which was owned by the club is now owned by the Council. It appears in the late 1970s they wanted to expand from 9-holes to 18-holes and the adjoining land was for sale and to have Council assist with that acquisition of the land, the club had to transfer their land with the 9 holes plus \$100,000 to Council, and that's how Council now owns the course.

To commemorate the centenary, the club commissioned a limited print historical book which outlines all the key events, challenges and highlights of the club and our own Mayor Williams wrote the foreword to the book. I am pleased to advise that a copy of the book has been gifted to the Council library and I'd like to pass this book over in this meeting.

There is only one golf course in Redland City which is on the mainland which is owned by Council and I personally think it's essential that this Council do all it can to foster the financial viability of the club. It's more than a sports club, it's a social venue for the Southern Redland Bay community. We need to ensure the club survives for another 100 years.

5 RECEIPT AND CONFIRMATION OF MINUTES**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/302**

Moved by: Cr Paul Gleeson

Seconded by: Cr Paul Gollè

That the minutes of the General Meeting held on 28 August 2019 be confirmed.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 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.

6.2 SOUTHERN MORETON BAY ISLANDS (SMBI) PASSENGER FERRY TERMINAL UPGRADE

At the General Meeting 19 June 2019 (Item 19.3 refers), Council resolved as follows:

That Council resolves as follows:

1. *To accept the Queensland State Government's (the State's) Southern Moreton Bay Islands passenger ferry terminal upgrade funding offer and future ownership proposal, made by letter dated 28 March 2019, by the State Minister for Transport and Main Roads to the Mayor of Redland City Council.*
2. *To request the Mayor and Chief Executive Officer to write to the State Minister for Transport and Main Roads and the Director General Department of Transport and Main Roads respectively, confirming Council's acceptance of the State's offer.*
3. *To bring back to Council for approval, a Deed of Agreement between the Department of Transport and Main Roads and Council, for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals, which may include, but not be limited to, passenger ferry terminal upgrade funding arrangements, post upgrade ownership and tenure arrangements and post upgrade commercial and development opportunities.*
4. *That this report and attachments remain confidential until a Deed of Agreement for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals between the State and Council has been executed, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

A report will be brought to a future meeting of Council.

6.3 PETITION REGARDING MORETON BAY RAMSAR SITE

At the General Meeting 14 August 2019 (Item 9.1 refers), Council resolved as follows:

That the Petition be received and referred to the Chief Executive officer for consideration and a report to the local government.

A report will be brought to a future meeting of Council.

7 MAYORAL MINUTE

Nil

8 PUBLIC PARTICIPATION**MOTION TO ADJOURN MEETING AT 9.45AM****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/303**

Moved by: Cr Wendy Boglary

Seconded by: Cr Paul Bishop

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

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

1. Mr Andrew Fisher, a resident of Thornlands, and a representative from Hoya Garden Plaza addressed Council regarding the Pet Crematorium application.
2. Mrs Cheryl Bliesner, a resident of Capalaba, addressed Council regarding the Pet Crematorium application.
3. Manuel Coimbra, a resident of Capalaba, addressed Council regarding the Pet Crematorium application.

MOTION TO RESUME MEETING AT 10.01AM**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/304**

Moved by: Cr Julie Talty

Seconded by: Cr Paul Bishop

That the meeting proceedings resume.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

9 PETITIONS AND PRESENTATIONS

Nil

10 MOTION TO ALTER THE ORDER OF BUSINESS**10.1 MOTION TO ALTER THE ORDER OF BUSINESS****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/305**

Moved by: Cr Paul Gleeson

Seconded by: Cr Paul Bishop

That Item 14.4 MCU18/0167 - Cemetery (Pet Crematorium) - 592-602 Redland Bay Road, Alexandra Hills be discussed as the first item of business.

CARRIED 10/1

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Tracey Huges voted AGAINST the motion.

10.2 MOTION TO WITHDRAW AN ITEM**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/306**

Moved by: Cr Wendy Boglary

Seconded by: Cr Peter Mitchell

That Item number 19.4 *City Plan Major Amendment: South West Victoria Point Structure Plan* (as listed on the agenda) be withdrawn from this meeting.

CARRIED 8/3

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Tracey Huges and Paul Gleeson voted FOR the motion.

Crs Julie Talty, Murray Elliott and Paul Bishop voted AGAINST the motion.

11 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS**11.1 CONFLICT OF INTEREST – CR GLEESON**

Cr Gleeson declared a Perceived Conflict of Interest in Item 14.3 *MCU19/0017 Material Change of Use (Health Care Service) - 58-68 Delancey Street, Ormiston* stating that the son of the applicant and an employee of the applicant helped him move Bayside Initiative Group (BIG) into a Council owned building. They also used vehicles owned by the applicant to facilitate the move.

Cr Gleeson considered his position and was firmly of the opinion that he could participate in the debate and vote on this matter in public interest.

COUNCIL RESOLUTION 2019/307

Moved by: Cr Paul Bishop

Seconded by: Cr Tracey Huges

That Council resolves that Cr Paul Gleeson has a perceived conflict in Item 14.3 *MCU19/0017 Material Change of Use (Health Care Service) - 58-68 Delancey Street, Ormiston*.

LOST 1/9

Cr Paul Bishop voted FOR the motion.

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott and Tracey Huges voted AGAINST the motion.

Cr Paul Gleeson did not participate in the vote.

The vote that Cr Gleeson had a Perceived Conflict of Interest was LOST. No further vote was required. Cr Gleeson remained in the room and voted FOR the motion.

11.2 CONFLICT OF INTEREST – CR HEWLETT

Cr Hewlett declared a Real Conflict of Interest in Item 14.3 *MCU19/0017 Material Change of Use (Health Care Service) - 58-68 Delancey Street, Ormiston* stating that the applicant Mr Stephen Lambourne (owner of SS Signs Cleveland) donates (in kind) to an annual charity breakfast organised by his wife, Sheena Hewlett.

Cr Hewlett considered his position and proposed to exclude himself from the meeting while this matter was debated and the vote was taken.

Cr Hewlett left the meeting at 10.48am before Item 14.3 and returned at 10.57am after the item was voted on.

14 REPORT FROM COMMUNITY & CUSTOMER SERVICES**14.4 MCU18/0167 - CEMETERY (PET CREMATORIUM) - 592-602 REDLAND BAY ROAD, ALEXANDRA HILLS****Objective Reference:** A4057738**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Justin Leach, Planning Officer**Attachments:**

1. [Locality Map](#) ↓
2. [Aerial Map](#) ↓
3. [Zoning Map](#) ↓
4. [Plans](#) ↓
5. [Air Quality and Noise Impact Assessment](#) ↓
6. [Preliminary Arborist Report](#) ↓
7. [Assessment Manager Conditions](#) ↓

PURPOSE

Council has received an application seeking a development permit for material change of use for the purpose of a cemetery (pet crematorium) on land at 592-602 Redland Bay Road, Alexandra Hills (see attachment 1), and described as Lot 2 on RP 194117. The owner of the property is Ms Angela F Brinkworth, with the application being lodged on behalf of Ms Brinkworth by Town Planning Alliance Pty Ltd.

The application has been assessed against the relevant provisions of the *Redlands Planning Scheme V7.2* (RPS) and where warranted, weight has been given to the assessment benchmarks of the City Plan. The proposal is considered to comply with the relevant statutory instruments. The proposal was publicly notified and 124 properly made submissions were received. The key issues identified in the assessment are:

- Consistency of use;
- Car parking;
- Impacts to the environment; and
- Air quality and noise impacts.

The issues outlined above and public submissions have been addressed in the report. It is recommended that the application be granted a **development permit** subject to conditions.

BACKGROUND

Consent for a home based veterinary surgery (C746) as part of a dwelling house was granted by Council on 17 November 1981. The consent required that the applicant provide the necessary infrastructure for the operation of the use in accordance with the *Town Planning Scheme*, including: access and frontage works, internal turning treatments, provision of four (4) car parks and landscaping. The applicant has advised that the surgery is managed by a veterinarian, being a sole operator with no additional staff.

Subsequent to the initial consent, duplication of Redland Bay Road by the Department of Transport and Main Roads (DTMR) occurred during the mid to late 2000s. Due to this the original dwelling, which was located in what is now road reserve was granted demolition approval (reference: BD137439) from Council on 17 August 2006. During the same period of time, the current primary dwelling (Building Approval reference: BD136231) was approved on 11 April 2006,

with construction occurring that year. Subsequent to the construction of the dwelling, Survey Plan SP194117 was endorsed, excising a portion of land from the front of the property as road reserve.

ISSUES

SITE DESCRIPTION

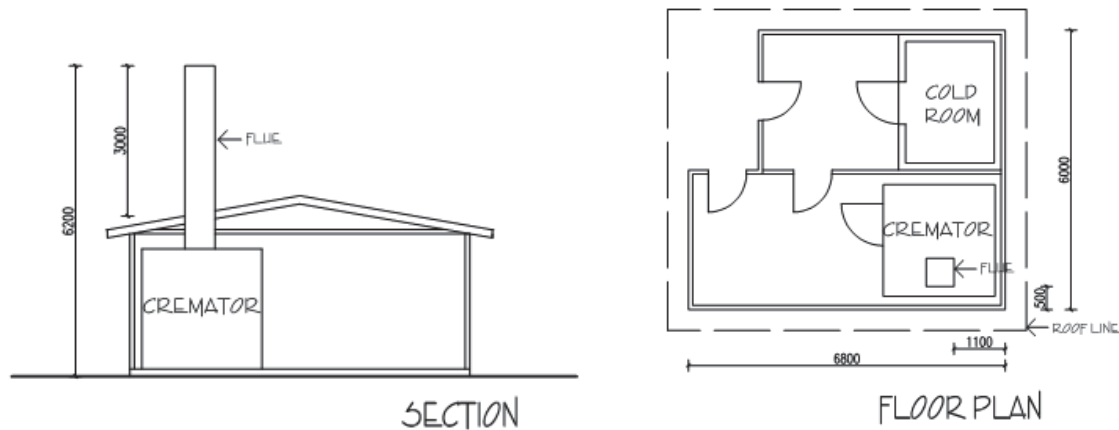
The site has an area of 51,866m² and is currently improved by a dwelling, secondary dwelling and two associated outbuildings (see attachment 2). The home based vet operates from the dwelling house. The property is accessed off the eastern side of Redland Bay Road and the land generally slopes mildly towards the centre, where the Hilliards Creek traverses the property from south to north. Towards the frontage of the site the land supports a mix of native and non-native species as forested areas, scattered trees and grassed areas. The rear of the site is comprised largely of forested areas of native vegetation that forms part of the larger surrounding established wildlife habitat corridor. It is noted that a large dam is located at the rear of the site within the densely vegetated area.

The site is dual zoned as environmental protection and conservation zone under the RPS and adjoins a similarly zoned property to the north, open space zone to the west and south and Redland Bay Road to the west. Across Redland Bay Road there is an established residential area of park residential zoned lots, while to the north-west there are some larger properties zoned rural non-urban (sub-area UR1). The site is located approximately 600m from Sheldon College directly to the south.

The property is located on the fringe of the Kinross Road structure plan area (see attachment 3), being defined as within 'Sub-Precinct 6a bushland living'. The structure plan area supports a variety of uses, with the majority of the land being zoned for residential and open space purposes. The northern and eastern sections of the structure plan area have been, or are in the process of being, developed as residential housing product. The western part of the site (nearest to the proposed development) is yet to be developed. It is noted that the closest future residential area in accordance with the structure plan is approximately 300m from the proposed cremator unit.

DEVELOPMENT PROPOSAL

The application is for a material change of use for a cemetery (pet crematorium) as per the plans provided in attachment 4. The proposal includes a cremator and cold room to be located within an existing building on the site. The building will be modified (see plans in the figure below) to include a flue, which will be located 3 metres above the existing roofline. A second shed will be converted to be used for the purposes of a small office/chapel. An LPG cylinder (used to power the cremator) with a length of 3.5m and diameter of 1.5m is proposed to be located in the existing cleared area between the cremator unit and the office/chapel. Vehicular access is provided from the existing crossover from Redland Bay Road and seven car parks are proposed to be provided on site. The crematorium is proposed to be operated by a single person.



Cremator

The cremator is described as an R&Y Engineering Pet Cremator Unit, which is LPG fired and comprises primary and secondary chambers. Features of the cremator, as described in the MWA Environmental Air Quality and Noise Impact Assessment (see attachment 5) are as follows:

- Maximum loading rate of 75kg per hour, with a typical cremation cycle of 90 minutes;
- Temperature controllers to regulate the primary chamber, secondary chamber and flue (exhaust) temperatures. The primary combustion chamber operating temperature is typically set to 1000 degrees celsius. The secondary combustion chamber is designed to operate at a minimum temperature of 850 degrees celsius with minimum residence time of 2 seconds to effectively control potential odour and smoke emissions; and
- Stack height of 6.2m above ground level (3m above existing roofline) and stack exhaust velocity of 15.4m/s.

APPLICATION ASSESSMENT

Planning Act 2016

The application has been made prior to commencement of the City Plan, in accordance with the *Planning Act 2016* (PAct) *Development Assessment Rules* and constitutes an impact assessable application for material change of use under the RPS version 7.2.

Assessment Framework

In accordance with s45 (5) of PAct *'an impact assessment is an assessment that –*

(a) must be carried out -

- against the assessment benchmarks in a categorising instrument for the development; and*
- having regard to any matters prescribed by regulation for this subparagraph; and*

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.'

Further to the above, in accordance with s45 (6) *'subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to –*

(a) a statutory instrument; or

(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.'

Subsections (7) and (8) state:

'(7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.

(8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—

(a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or

(b) another statutory instrument—

i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and

ii) that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.'

With respect to s45 (5)(a)(ii) above, the matters prescribed by regulation (s31 of the *Planning Regulation 2017*) are the following:

'(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

(a) the matters stated in schedules 9 and 10 for the development; and

(b) if the prescribed assessment manager is the chief executive—

i) the strategic outcomes for the local government area stated in the planning scheme; and

ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and

iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and

iv) (iv) the State Planning Policy, parts C and D; and

v) (v) for premises designated by the Minister—the designation for the premises; and

(c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and

(d) if the prescribed assessment manager is a person other than the chief executive—

i) the regional plan for a region; and

ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

iii) for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

*(f) any development approval for, and any lawful use of, the premises or adjacent premises;
and*

(g) the common material.

(2) However—

(a) an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and

(b) if an assessment manager is required to carry out impact assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.'

Decision making framework

In accordance with s60(3) of PAct, 'to the extent the application involves development that requires impact assessment, the assessment manager, after carrying out the assessment, must decide –

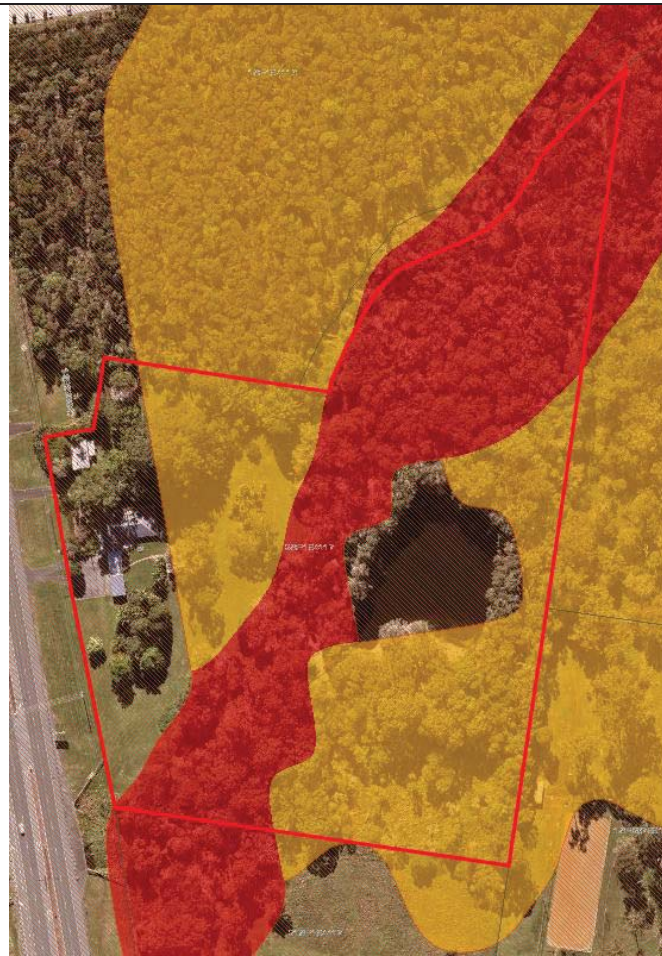
- (a) to approve all or part of the application; or
- (b) to approve all or part of the application, but impose development conditions on the approval; or
- (c) to refuse the application.'

SEQ Regional Plan 2017

The site is located within the Urban Footprint in the SEQ Regional Plan 2017.

State Policy & Regulations

State Policy / Regulation	Applicability to Application
State Planning Policy 2017 (SPP)	<p>Bushfire hazard area</p> <p>The entire site is subject to the bushfire prone area mapping of the SPP. Across the site the mapping is separated into three categories as follows:</p> <ul style="list-style-type: none"> • High potential bushfire intensity; • Medium potential bushfire intensity; and • Potential impact buffer. <p>Development within the site is generally restricted to being within the potential impact buffer area, while the proposed cremator location is on the edge of the medium potential bushfire intensity mapped area.</p> <p>The applicant has noted that the cremator unit is fuelled by LPG, and as such a non-combustible LPG cylinder is proposed to be located in the cleared area between the cremator building and the shed (proposed office) next to the car park at the site frontage. The LPG cylinder is required to be stored within a fire shield (fibre cement sheeting or similar) within bushfire prone areas to ensure compliance with the Australian Standard AS3959.</p> <p>In accordance with the assessment benchmarks of the SPP for natural hazards, risk and resilience it is considered that the proposal will avoid or mitigate the risks to people and property to an acceptable or tolerable level for the following reasons:</p> <ul style="list-style-type: none"> • The proposed use does not increase the gross floor area of buildings within the bushfire prone area; • The use is confined towards the frontage of the site along Redland Bay Road, which is generally set back from the significant vegetation on-site; • The cremator unit and LPG cylinder are non-combustible and fire resistant materials will be used where required as part of the certification process under Australian Standard AS3959; • The site is easily accessible and the development does not hinder disaster management capabilities; • The proposal does not increase the severity of the natural hazard to this site or adjoining; and • The risk to public safety and the environment are minimised due to the non-combustible nature of the cremator and LPG cylinder.




MSES – Wildlife habitat/regulated vegetation

The site is subject to several categories of biodiversity mapping under the SPP. The mapped categories are as follows:

- Wildlife habitat;
- Regulated vegetation (essential habitat);
- Regulated vegetation (wetland); and
- Regulated vegetation (intersecting a watercourse).

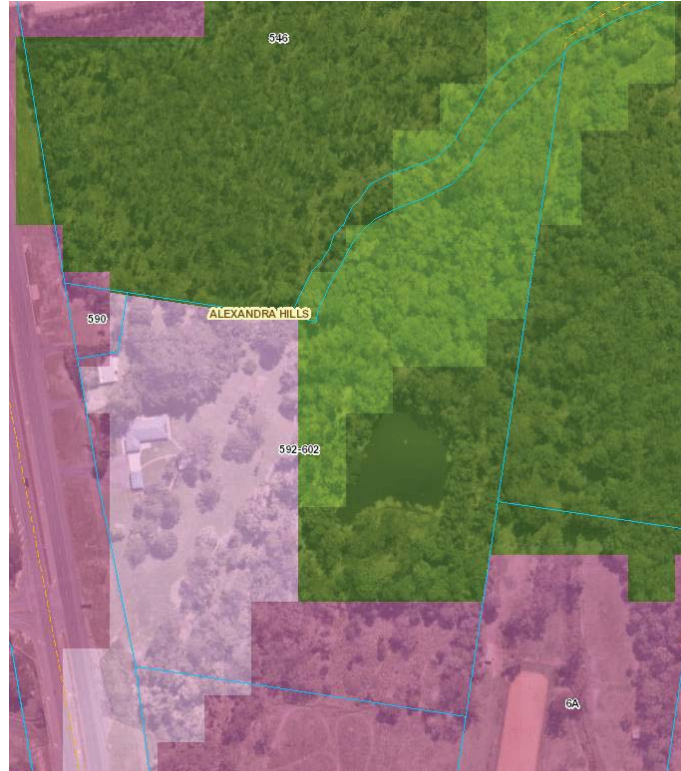
The proposed use is located on a part of the property outside of the mapped areas listed above. There is no habitat removal required, as the proposed use is to be located within existing structures. The existing access and car parking arrangements are to be maintained, minimising impacts to ecological process and fauna movements across the site. The proposal is considered to address the State interest.

	
Koala Habitat Area	<p>The site is within a priority koala assessable development area and is subject to several categories of koala habitat value mapping under the <i>Planning Regulation 2017</i> Schedule 11 Part 2. The mapped categories are as follows:</p> <ul style="list-style-type: none"> • Medium value rehabilitation habitat; • High value rehabilitation habitat; • Medium value bushland habitat; and • High value bushland habitat. <p>The assessment benchmarks for development within a priority koala assessable development area under Schedule 11 Part 2 (6)(3) are as follows:</p> <p>(a) <i>‘the development does not involve clearing non-juvenile koala habitat trees in a bushland habitat area;</i></p> <p>(b) <i>the development avoids clearing non-juvenile koala habitat trees in an area that is—</i></p> <ol style="list-style-type: none"> (i) <i>a high value rehabilitation habitat area; or</i> (ii) <i>a medium value rehabilitation habitat area;</i> <p>(c) <i>if the clearing of non-juvenile koala habitat trees cannot be avoided in an area stated in paragraph (b)—</i></p> <ol style="list-style-type: none"> (i) <i>the amount of clearing is minimised; and</i> (ii) <i>any significant residual impact of the clearing is offset;</i> <p>(d) <i>the matters stated in section 2(2)(a) to (e).’</i></p> <p>The additional matters mentioned in (d) are that:</p> <p>(a) <i>‘the development provides, to the greatest extent practicable, safe koala movement measures that are appropriate for—</i></p> <ol style="list-style-type: none"> (i) <i>the development; and</i> (ii) <i>the habitat connectivity value of the premises;</i> <p>(b) <i>any clearing of native vegetation complies with part 3;</i></p> <p>(c) <i>measures are implemented to ensure that construction</i></p>

- activities on the premises do not increase the risk of death or injury to koalas;*
- (d) *any area on the premises that is cleared of native vegetation is progressively rehabilitated, if—*
- (i) *the vegetation was removed as a result of construction activities; and*
 - (ii) *the area is to be used to provide for safe koala movement measures, including, if appropriate, koala movement infrastructure;*
- (e) *if an area is to be used to provide for safe koala movement measures—the development involves landscaping that provides food, shelter and movement opportunities for koalas.'*

The proposed development is located entirely within the mapped rehabilitation areas at the front of the site. The proposal requires only modifications (internal and external) to existing structures and does not increase the existing development footprint of the site. Accordingly, the removal of non-juvenile koala habitat trees is not necessitated by the development. To support this the applicant has provided an arborist report detailing the existing vegetation (inclusive of koala habitat) in close proximity to the building proposed to house the cremator unit. The report (see attachment 6) provides recommendations for protection and remedial measures (tree trimming) to ensure compliance with the *Regulation*. A condition is recommended to ensure compliance with the report.

Additionally, with the proposed use being located at the frontage of the site adjacent to Redland Bay Road, the impact to the overall koala habitat connectivity of the premises is minimised. It is considered that the proposal complies with Schedule 11 of the *Planning Regulation 2017*.



Redlands Planning Scheme

The application is subject to impact assessment under the RPS. In this regard, the application is subject to assessment against the entire planning scheme in accordance with section 1.2.6 of the RPS. However it is recognised that the following codes are relevant to the application:

- Kinross Road structure plan overlay
- Environmental protection zone code
- Conservation zone code
- Access and parking code
- Infrastructure works code
- Excavation and fill code
- Erosion prevention and sediment control code
- Landscape code
- Stormwater management code
- Bushfire hazard overlay code
- Habitat protection overlay code
- Flood prone, storm tide and drainage constrained land overlay code
- Protection of poultry industry overlay code
- Road and rail noise impact overlay code
- Waterways, wetlands and Moreton Bay overlay code

The subject site is located within the Kinross Road Structure Plan Overlay (KRSPPO) area and within Sub-Precinct 6a (bushland living precinct). It is noted that the subject site is also dual zoned as environmental protection and conservation zone, with the proposed use being entirely confined within the environmental protection zoned area at the site frontage. In the event of any inconsistency between the relevant codes, the KRSPPO applies. The most relevant parts of this assessment are discussed below.

Consistency of use

Specific outcome S1.7 of the Kinross Road structure plan overlay code seeks the following outcomes in Precinct 6:

(1) Precinct 6 – Bushland Living

(a) ensure uses and other development protect, enhance and provide for the long-term management of environmental values within the precinct;

(b) provide for lifestyle choice in an environmental setting;

(c) ensure uses are low key, cover only a small portion of the land and have a very low impact on environmental values;

(d) ensure development is adequately set back from remnant vegetation to ensure that there is no clearing of remnant vegetation as a result of development (for example, fire management buffers);

(e) no clearing of remnant vegetation that is essential habitat is to occur.

Specifically for Sub-Precinct 6a the KRSPPO code seeks:

(2) Sub-Precinct 6a – Bushland Living

(a) provides for single dwelling houses on existing privately owned lots;

(b) protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;

(c) provides opportunity for home businesses, low key tourism and recreational pursuits in an environmental setting;

(d) maintains current lot sizes with no additional lots created;

(e) ensures vehicular movements do not negatively impact upon environmental values and can be managed without detrimental effect or impact on Boundary Road or Redland Bay Road where a property has a State controlled road frontage.

The proposal being for the defined use of a cemetery, does not comply with the above specific outcome S1.7(2), specifically points (a) and (c). Accordingly, the proposal needs to be assessed against the relevant overall outcomes of the KRSP0 code, which seeks that:

5.15.8 (2) (f) - Bushland Living Precinct – (Precinct 6)

- ensures uses and other development protect, enhance and provide for the long-term management and enhancement of environmental values of the Precinct;*
- provides for lifestyle choice in an environmental setting;*
- ensures uses are low key, cover only a small portion of the land and have a very low impact on environmental values;*

Sub –Precinct 6a Bushland Living (Multiple Locations)

- provides for single dwelling houses on existing privately owned lots;*
- protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;*
- provides opportunity for home businesses, low key tourism and recreational pursuits in an environmental setting;*
- maintains current lot sizes with no additional lots created; and*
- ensures vehicular movements do not negatively impact upon environmental values and can be managed without detrimental effect or impact on Boundary Road or Redland Bay Road where a property has a State controlled road frontage.*

The proposal meets the overall outcomes for Precinct 6 as a whole as the use is low key, covers a small portion of the land and has a very low impact on the environmental values of the site. While the proposal is for a use that is not a single dwelling, home business, tourism or recreational use, it does share characteristics with a home business as it is low key and small scale, as well as being related to the veterinary surgery currently operating on the site as a home business. Given the specific uses referenced in the overall outcome there is a potential conflict with this element, however this is considered to be a minor conflict given the nature of the proposal.

Subject to changes in intent of the zoning of the site under City Plan and in accordance with the Planning Act s45 (6-8) as described in the assessment framework section, it is considered reasonable to give weight to the now relevant assessment benchmarks of the City Plan, being the instrument which has replaced the RPS and taken effect since the lodgement of this application. The outcomes under the relevant zone code in the City Plan are given an overriding weight as they represent the most contemporary intentions for this area.

Changes to zoning intent under City Plan

The site is zoned environmental management under City Plan. The level of assessment remains as impact.

The proposal does not meet performance outcome PO1 of the zone code below:

Development directly supports conservation and environmental management purposes or is a single dwelling house on a lot.

However, the overall outcomes (purpose) of the zone do not restrict the use on the land for particular purposes. Instead these outcomes focus on the scale and impacts of any development in this zone. These outcomes state:

6.2.13.2

1. *The purpose of the Environmental management zone code is to protect land with significant natural values while providing for dwelling houses on privately owned lots.*
2. *The purpose of the code will be achieved through the following overall outcomes:*
 - a) *the environmental values and ecological functions of land within this zone are maintained or enhanced;*
 - b) *land retains a generally undeveloped character;*
 - c) *reconfiguration avoids further fragmentation of land; and*
 - d) *development is generally limited to a single dwelling house on a large lot or small scale activities that facilitate the management or conservation of the environmental values on or near the land.*

In accordance with overall outcome 2(d) of the Environmental management zone code above, the City Plan provides a clear distinction from the RPS and the provisions for Sub-Precinct 6a of the KRSP0 code. Instead of only allowing certain activities, the overall outcomes of the Environmental management zone code do not specify which activities may be acceptable, but instead the outcomes seek that the development is of small scale that facilitates the management or conservation of environmental values. The matters which demonstrate the consistency of the proposal with the overall outcomes of the Environmental management zone code are discussed below.

Scale of development

- The proposed use is located entirely within the footprint of existing structures, which equates to 0.8% of the site. No tree removal is required as part of the development and there is no interment proposed. As such the land retains a generally undeveloped character and the new use appears to be part of structures that are usually associated with a single dwelling on a large lot.
- The use is low-key. A single cremator unit is proposed in an existing building. The applicant has provided operating characteristics, indicating that animals would likely be picked up from the owner's residence by a single operator, taken to the site for cremation, and ashes returned to the owner. Conditions are recommended to ensure that the low-key nature of the development is retained.
- On occasion if an owner wishes, they may accompany their pet to the site and can make use of the facilities at the on-site office/chapel. The pet owner would be able to enjoy the natural amenity of the surroundings, rather than if this was located in an industrial estate, for example.
- Any intensification of the use would require a new application or a change to the approval. Any additional intensification would be assessed against the relevant planning instrument and on its individual merit.

Environmental impact

- The proposed use is located on the part of the site that is near to Redland Bay Road and is clearly separated from the habitat corridor and Hilliards Creek towards the rear of the site.
- An air quality and noise impact assessment has been submitted by the applicant demonstrating compliance with acoustic and air quality objectives. Detailed discussion is located within the Air Quality and Noise Impacts section of the report.
- The applicant has provided information to demonstrate that the proposal does not increase the risk to persons or property for bushfire hazard.

Location

- The proposed use is impact assessable within the precinct. An application has been received over the subject land and therefore must be assessed on its merits, however it is useful to consider what zones would support a cemetery use. The only zone, other than rural non-urban (not including sub-areas RN1, RN2 and RN3), where a cemetery use is not an inconsistent use, is the community purpose zone sub-area CP1. This sub-area is specifically for cemetery, crematorium and associated uses such as a funeral parlour on land in public or private ownership that will meet the current needs of the City. It is noted that this zone only covers existing cemeteries, and does not plan for future new cemeteries.
- As such, the planning scheme anticipates that the proposed use should be located in an area that has adequate separation from sensitive uses. Where considering the context of the site within its surrounds (see attachment 1), the property has similar characteristics to that of a rural property elsewhere in Redlands Coast, being that it is a large lot, development is well separated from the adjoining properties, and the lot is comprised of a mixture of cleared and forested areas. The key difference between this lot and other rural zoned lots is that the zoning reflects the environmental considerations (in particular the Hilliards Creek which traverses the lot), which have been addressed elsewhere within the report.
- Being a crematorium without interment the use does not require a large area for operation typical of cemetery. Instead the proposed location allows for the facility to be centrally located within Redlands Coast and as such is easily accessed by employees of the business. Additionally, without an interment facility, it is unlikely that the site will be trafficked frequently by the general public, and accordingly a large area for on-site parking is not required.

Existing use/s

- The site has historical approval for home based business on site (veterinary surgery). The veterinarian is a sole operator working from the home. The vet parks their vehicle in the existing double garage attached to the dwelling.
- The existing use and the proposed use are well placed to be co-located due to the nature of the businesses.
- The proposed crematorium is not expected to bring an excessive amount of traffic to the site in terms of visitors, which will maintain the low-key nature of the site. Being located on Redland Bay Road a minor increase to traffic will not cause nuisance to neighbouring residents.

Considering the low-key nature of the use and the locational suitability of the site it is considered that the proposal complies with the assessment benchmarks of the Environmental management zone code.

Air quality and noise impacts

Specific outcome S4.1(2) of the Kinross Road structure plan overlay code seeks the following:

'Sensitive land uses are separated from development of land uses that generate emissions to the air and acoustic environments to ensure the impacts of emissions on sensitive uses meet the objectives of the Environmental Protection (Air) Policy 2008, Environmental Protection (Noise) Policy 2008 and State Planning Policy 05/10 Air, Noise and Hazardous Materials.'

In response to the above provision the applicant has submitted an Air Quality and Noise Impact Assessment by MWA Environmental (see attachment 5). In terms of addressing air quality, the report provides an assessment of the expected cremator emissions, ambient air quality, relevant air quality guidelines, site meteorology, dispersion modelling, and recommendations for managing emissions. The report utilises a conservative approach in that the assessment has been undertaken where the assumption is made that the cremator unit is operating 24 hours per day, every day of the year. As a result, the maximum predicted concentrations at surrounding sensitive receptors are likely to be less than what is stated within the report.

As part of the assessment process, Council commissioned Air Noise and Environment (ANE) to conduct a peer review of the air quality assessment. ANE advised that the adopted pollutants, air quality criteria and prediction methodology of the MWA Assessment are considered appropriate and compliance with the relevant air quality goals are expected.

The peer review also suggested that to ensure the crematorium is managed appropriately to minimise the potential for odour an operational management plan should be put into place. Accordingly, a condition has been recommended for the applicant to implement and provide to Council an operational management plan detailing aspects such as maintenance, monitoring and other operational procedures.

The peer review also addressed the potential for bioaccumulation for contaminants from the proposed facility. The peer review suggested that bioaccumulation is generally a factor considered with much larger industrial combustion sources, such as a waste incinerator, associated with a higher rate of emissions of bioaccumulative compounds such as heavy metals and dioxins/furans. The heavy metals and dioxans/furans associated with pets are present in much smaller amounts than these large facilities. As such, it is considered that the proposal complies with S4.1(2) of the KRSP0 with respect to air quality.

In regards to noise impacts the MWA Assessment has assessed the impacts to the nearest sensitive receptor, being a dwelling on the western side of Redland Bay Road, approximately 115m from the cremator unit. The resultant noise levels from the cremator plant, associated equipment, carparking and vehicle noise readily complies with the acoustic quality objectives of the *Environmental Protection (Noise) Policy 2008*. Accordingly, the proposal complies with S4.1(2) of the code in terms of noise impacts.

Car parking

The access and parking code does not provide a specific number of car parks spaces for a cemetery to meet a deemed to comply solution. With the characteristics of the proposal taken into consideration, the use is largely expected to generate traffic through the single operator of the business picking up pets and dropping off the remains to the homes of owners. The use is not expected to be a large generator for visitor traffic as there is no interment on site and it is likely that a pet owner taking their pet to the premises for cremation would be the exception rather than the norm.

As such, the applicant has proposed a total of seven (7) car parks located within the existing sealed parking area at the frontage of the site. This parking provision will be satisfied as follows:

- Two (2) staff parks (not including the garage parking for the existing vet);
- Four (4) visitor parks (two (2) parking spaces for the crematorium and two spaces for the veterinary surgery); and
- One (1) park for the crematorium operational vehicle.

It is noted that there is provision on-site for informal overflow parking if required. Parking on-street is not desirable due to being located on an arterial State controlled road. It is noted that the DTMR has not required any changes to the existing access from Redland Bay Road. The proposal is considered to comply with S1 of the access and parking code.

Impacts to environment

Specific outcome S1.7 for Sub-Precinct 6a of the KRSP0 code seeks that:

(2) Sub-Precinct 6a – Bushland Living -

(b) protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;

With respect to protecting, enhancing, and maintaining the waterway located on the site (Hilliards Creek) and habitat corridors, the proposal utilises existing structures on the site and does not increase impervious areas. Accordingly, existing stormwater discharge measures are considered acceptable and there is no requirement for water quality treatment in accordance with the stormwater management code or the assessment benchmarks of the State Planning Policy. Additionally, as described within the air quality impacts section of the report the proposed use does not process the same bioaccumulative compounds at higher rates seen in larger industrial combustion sources. A literature review by Air Noise and Environment has not yielded any results with respect to bioaccumulation issues associated with pet crematoriums. As such, it is considered that the proposal responds to the environmental constraints on site in terms of impacts to waterways and habitat corridors and complies with S1.7 of the KRSP0 code.

Landscaping

Due to the historical nature of the site being used as a veterinary clinic, substantial landscaping is existing on the site, creating a sense of place and character and assisting with the blending of the use with the landscape setting. The entry to the site is well defined by an attractive fence and gate combination and landscaping (while not necessarily planted along the boundary fence) is visible from the road and enhances the visual appearance of the buildings from the street. Accordingly, it is considered that the proposal complies with the provisions of the landscape code and no further landscaping is required.

INFRASTRUCTURE CHARGES

In accordance with the *Planning Regulation 2017*, the prescribed amount applicable for infrastructure charges for a crematorium (Schedule 16, Table 1, Column 2) constitutes an “amount for another similar use listed in column 1 that the local government or distributor-retailer decides to apply to the use”. The best fit similar use under the *Planning Regulation 2017* would be a cemetery. A cemetery constitutes a “minor use” with a prescribed amount of \$0.00. Therefore, Infrastructure Charges are not triggered in this instance.

STATE REFERRALS**State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response dated 3 September 2018 in regards to the proposed development being located on a state-controlled transport corridor. The Department indicated no objection to the proposed development and had no requirements relating to the application. The Department's referral response will be attached to Council's Decision Notice.

PUBLIC CONSULTATION

The proposed development is Impact assessable and required public notification. The application was publicly notified for 15 business days from 4 April 2019 to 30 April 2019. A notice of compliance for public notification was received on 13 May 2019.

Submissions

There were 124 properly made submissions received during the notification period. However, a further 3 submissions were received which were not properly made but which were accepted under Part 4 Section 19 of the Development Assessment Rules.

1.	<p>Issue – Air Quality</p> <ul style="list-style-type: none"> • Submitters have raised health concerns regarding the smoke/ash fallout impacting on food and drink preparation and consumption as well as respiratory impacts on senior citizens for patrons and staff in the nearby Café and Nursery. • Submitters have raised health concerns regarding the smoke/ash fallout impacting on the health of nearby households, pets, visitors and surrounding wildlife, as well as vegie gardens in the area. • Hilliards creek runs through (and forks) within the proposed development site. This is upstream to an estuary that empties into Moreton Bay. Build-up of pollutants on site and over time may be a danger to wildlife and marine life. • The proposed pet crematorium is less than 600 metres to a school (Sheldon College), with the potential for children with health issues to be impacted by the pollutants. <p>Applicant Response</p> <ul style="list-style-type: none"> • It is understood that the key concern of nearby residents and workers relates to the perceived air quality impacts associated with the proposed pet crematorium. • The development application includes a detailed Air Quality Assessment Report prepared by MWA Environmental to assess the potential air quality impacts associated with the proposal. • The air quality assessment was based upon site-specific meteorological and dispersion modelling of an extensive suite of air pollutant emissions from the pet cremator and has sufficiently demonstrated that the relevant air quality guidelines will be readily satisfied at surrounding sensitive uses. • Council sought a third-party assessment of the Air Quality Assessment Report prepared by MWA Environmental which has concluded that the pet cremator will readily achieve the relevant Air Quality Guidelines at all surrounding sensitive uses. • The CALPUFF Contour Plots in the Air Quality Assessment Report show that the predicted pollutant concentration levels measured at the onsite waterbody and Hilliards creek is well below the relevant Air Quality Guidelines. <p>Officer's Comment</p> <ul style="list-style-type: none"> • A peer review of the Air Quality Assessment Report was commissioned by Council. • The review determined that the assessment undertaken by MWA Environmental demonstrated compliance with the relevant air quality guidelines and the methodologies used within the report were appropriate to address the surrounding sensitive land uses. • Build-up of pollutants affecting persons, pets and wildlife is associated with more intense and larger scale uses.
2.	<p>Issue - Odour</p> <ul style="list-style-type: none"> • Submitters have raised concerns that the anticipated odour will severely detract from the areas liveability. <p>Applicant Response</p> <ul style="list-style-type: none"> • The report by MWA Environmental advises that the primary combustion chamber operating temperature is typically set to 1000°C. The secondary combustion chamber is designed to operate at a minimum temperature of 850°C with minimum residence time of 2 seconds to effectively control potential odour and smoke emissions. The secondary chamber control system will ensure that the operation of the pet

	<p>cremator does not cause nuisance by way of visible smoke or odour.</p> <p>Officer's Comment</p> <ul style="list-style-type: none"> The proposed cremator unit is a modern two chamber design which includes measures to effectively control emissions. A condition has been included for the applicant to apply to Council for approval for an "operational management plan" to ensure that the unit is operated within acceptable limits. A separate condition regulates the opacity of cremator unit exhaust emissions.
3.	<p>Issue - Noise</p> <ul style="list-style-type: none"> Submitters have raised concerns that the proposal will increase noise in the area dedicated to rural and residential living. <p>Applicant Response</p> <ul style="list-style-type: none"> The development application includes a detailed Noise Impact Assessment Report prepared by MWA Environmental to assess the potential noise impacts associated with the proposal. The report identifies that noise amenity impacts of the development will not result in adverse amenity impacts at surrounding sensitive uses. Notwithstanding the above, Council has conditioned the hours of operation of the pet crematorium from 8am to 5pm to further limit any potential noise impacts on nearby sensitive uses. <p>Officer's Comment</p> <ul style="list-style-type: none"> The submitted noise report demonstrates compliance with the Environmental Protection (Noise) Policy for nearby sensitive receptors. A condition relating to operating hours has been recommended to ensure that noise is minimised outside of business hours.
4.	<p>Issue – Perceived Impacts</p> <ul style="list-style-type: none"> The proposal has strong potential to cause psychological harm to nearby residents. A survey was conducted on customers of the neighbouring nursery/cafe. Results indicate that the proposal for a pet crematorium would highly likely result in business loss and earnings as a consequence: 86% of customers indicated that this would negatively affect their decision to visit. <p>Applicant Response</p> <ul style="list-style-type: none"> The perceived psychological and financial harm to nearby residents and business is understood to be related to the potential air quality concerns. As detailed above, the emissions from the proposed crematorium are well below the relevant Air Quality Guidelines. Furthermore, the control system will ensure that the operation of the pet cremator does not cause nuisance by way of visible smoke or odour. <p>Officer's Comment</p> <ul style="list-style-type: none"> The perceived air quality impacts have been addressed through the applicant's submission. Conditions are recommended to ensure that emissions from the cremator unit are minimised and to ensure that continued operation is undertaken in accordance with best practice.
5.	<p>Issue - Flooding</p> <ul style="list-style-type: none"> The site also has a flooding overlay, which would imply that during flood times, any accumulated pollutants in the water body, would then be washed downstream in potentially concentrated quantities. <p>Applicant Response</p> <ul style="list-style-type: none"> The proposed crematorium is situated outside of the mapped flood and storm tide hazard overlays and will therefore not be impacted by flooding. <p>Officer's Comment</p> <ul style="list-style-type: none"> The use is located entirely outside of the mapped flood and buffer areas and as such is not impacted by flooding. As described in the Air Quality section of the report, accumulation of contaminants within Hilliards Creek is not expected to be at concentrations outside of acceptable limits.
6.	<p>Issue - Scale of development</p> <ul style="list-style-type: none"> Submitters have raised concerns that if this is the only facility in Redlands Coast, then this would not be a small scale operation. The proposal may start with low pollutant levels but would be expected to intensify as the business operates over time especially if this is the only facility in Redlands Coast. The next closest Pet crematorium in Loganholme requires 5 x cremator units to address its market, which is possibly smaller than the Redlands Coast. <p>Applicant Response</p> <ul style="list-style-type: none"> Council has assessed the development application in its presented form. Any extensions or additional cremator units would require a new Impact Assessable development application to be lodged which would

	<p>be subject to assessment under the current Redland City Plan 2018 or future planning schemes.</p> <p>Officer's Comment</p> <ul style="list-style-type: none"> The proposal has been assessed on its merits. A single cremator unit operated by one (1) person is approved. Conditions are provided to ensure that the use minimises nuisance to sensitive receptors. Any future increase in scale or intensity to the use would be subject to a new development application and assessment by Council with respect to the relevant legislation and policies.
7.	<p>Issue – Outdated Mapping</p> <ul style="list-style-type: none"> The map submitted appears to be outdated as it only shows one house R8 in the Kinross Road area being affected. <p>Applicant Response</p> <ul style="list-style-type: none"> It is noted that the Air Quality Assessment Report by MWA Environmental includes older aerial imagery and that new residential development has occurred to the north-east of the site on Kinross Road. Notwithstanding, the report remains relevant as it addresses the nearest sensitive uses along Redland Bay Road. <p>Officer's Comment</p> <ul style="list-style-type: none"> The air dispersion modelling files of the applicant's Air Quality Assessment have been evaluated as part of the peer review process commissioned by Council. The review suggests that all relevant sensitive receptors have been considered as part of the assessment. Future residential receptors within the Kinross Road structure plan area will be located at minimum 300m to the east of the cremator unit (sub-precinct 5b). It is noted that these receptors are at a greater distance than those located near to the development on the western side of Redland Bay Road, and are likely to be less impacted.
8.	<p>Issue – Inaccurate Plans</p> <ul style="list-style-type: none"> The shed does not seem big enough to accommodate the cremator and cold room by the dimension/shown on the floor plan. <p>Applicant Response</p> <ul style="list-style-type: none"> The shed has an area of approximately 51m² and is sufficient in width and dimension to accommodate the proposed cremator and cold room. <p>Officer's Comment</p> <ul style="list-style-type: none"> Plans have been provided by the applicant to demonstrate that the cremator and cold room can be located within the shed. It is understood that some building works are required for the cremator flue.
9.	<p>Issue – Size of Structure</p> <ul style="list-style-type: none"> A 6.2m high 500mm wide structure will not retain the generally undeveloped character of the current tree studded landscape and obviously cannot enhance neither the environmental values nor the ecological functions. <p>Applicant Response</p> <ul style="list-style-type: none"> The proposed crematorium will be conducted within an existing building on the site. The flue has a maximum height of 6.2m and is therefore below the allowable maximum height of 8.5m above ground level. The site cover is 0.8% of the site area and is therefore considered to be consistent with the low intensity built form nature of the area. <p>Officer's Comment</p> <ul style="list-style-type: none"> The proposed structure is less than 8.5m in height and accordingly is considered to be low-rise in accordance with the planning scheme, which complies with the intent of the zoning.
10.	<p>Issue – Precedence</p> <ul style="list-style-type: none"> There is concern that if Council approves the cremator unit, it may be the first of others. Once a precedence has been established the owner may seek approval for additional cremator units. It is believed there are about 66 veterinary practices in Redlands Coast with potential for all incinerations to be conducted at this one site. <p>Applicant Response</p> <ul style="list-style-type: none"> Any additional cremator units or pet crematoriums in the Local Government Area would require a new Impact Assessable development application to be lodged which would be subject to assessment under the current Redland City Plan 2018 or future planning schemes. <p>Officer's Comment</p> <ul style="list-style-type: none"> Under the City Plan there are certain zonings where a crematorium is anticipated and a code assessable application is required in those instances. In all other instances an impact assessable application is required. Nonetheless, each application is assessed on its merits and approval in this instance does not set a precedence for future crematorium applications.
11.	<p>Issue – Traffic</p> <ul style="list-style-type: none"> Submitters have raised concerns regarding potential increase in traffic as a result of the pet crematorium.

	<p>Applicant Response</p> <ul style="list-style-type: none"> Redland Bay Road is a 4 lane State Controlled Road which is capable of accommodating large volumes of traffic. The proposed pet crematorium is not considered to be a high traffic generator and any increase in traffic from this use would be negligible.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> The property is accessed from a State controlled arterial road. The pet crematorium as proposed is not a large traffic generator and the increase in movements along this road will be minor compared to the capacity of the infrastructure.
12.	<p>Issue – Property value loss</p> <ul style="list-style-type: none"> Submitters have raised concerns regarding the potential significant reduction in house valuation in nearby residential areas.
	<p>Applicant Response</p> <ul style="list-style-type: none"> This concern has been noted however the perceived loss in property valuation is not a material planning consideration within the planning scheme.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> The applicant has demonstrated, through consultant's reports that any potential impacts can be mitigated or will comply with current laws and policies. There are significant buffers to surrounding residences. Nevertheless, property value is not a planning consideration as part of the development assessment process.
13.	<p>Issue – Pet Cemetery</p> <ul style="list-style-type: none"> Submitter has raised concerns that the site could be used as a pet cemetery and traffic could increase from people visiting their pets.
	<p>Applicant Response</p> <ul style="list-style-type: none"> The development application does not include a pet cemetery component. There will not be a cemetery component approved as part of this application.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> The development is not proposed to include interment. Conditions have been provided to ensure that there is no on-site burial.
14.	<p>Issue – Stormwater Quality</p> <ul style="list-style-type: none"> Submitter has raised concerns regarding the car parking area and stormwater quality impacts from the development.
	<p>Applicant Response</p> <ul style="list-style-type: none"> The application does not propose to increase the impervious area on the site. As such, there are no additional stormwater quality requirements applying to the application.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> No additional impervious areas are proposed. Stormwater quality treatment is not made assessable by the Redlands Planning Scheme or State Planning Policy for the development.
15.	<p>Issue – Notification Processes</p> <ul style="list-style-type: none"> Concerns relating to the notification process – insufficient time given to prepare and lodge a submission.
	<p>Applicant Response</p> <ul style="list-style-type: none"> The applicant has carried out public notification in accordance with the requirements of the Planning Act 2016. The application received four not-properly made submissions however it should be noted that all submissions received have been reviewed and considered throughout the assessment of the application.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> The applicant has provided a notice of compliance in accordance with the Planning Act 2016 and the Development Assessment Rules. The information provided demonstrates that the proposal was advertised by the required means and for the minimum period of 15 business days.
16.	<p>Issue – Alternative uses</p> <ul style="list-style-type: none"> Submitter has suggested the area would benefit more from alternative land uses such as a small marketplace which would create more jobs in the area.
	<p>Applicant Response</p> <ul style="list-style-type: none"> The suggestion is noted however the development application is limited to the assessment of the proposed pet crematorium. Future development applications for alternative proposals will be assessed based on their individual merits.
	<p>Officer's Comment</p> <ul style="list-style-type: none"> Assessment of a development application is bound to a proposed use over the requested parcel of land.

	Council must assess and decide such an application on its merits and in accordance with the Planning Act 2016.
17.	<p>Issue – Conflict with the Planning Scheme</p> <ul style="list-style-type: none"> • Submitters have raised concerns that the proposal is inconsistent with the zoning (Environment Management zone) and overlays. • Submitters have indicated that pet crematoriums in surrounding Councils: Logan City, Gold Coast, Brisbane City, Ipswich, Moreton Bay and Sunshine Coast are zoned for Industry, why is it different for Redland Council? <p>Applicant Response</p> <ul style="list-style-type: none"> • The subject development application was lodged to Council in July 2018, under the now superseded Redlands Planning Scheme – Version 7.2. The superseded planning scheme specifies that the only appropriate zoning for a ‘Cemetery’ would be Community Purposes Zone (CU1 - Cemetery). • Since the application was lodged, Redland City Council have adopted a new planning scheme – Redland City Plan 2018. • A review of the new City Plan has identified that a crematorium is now a defined land use, and furthermore, that there are specific zones in which a crematorium is considered a compatible land use. • The compatible zonings include ‘Specialised centre zone’, ‘Low impact industry zone’, ‘Medium impact industry zone’ and ‘Community facilities zone’. • A review of the sites within the locality with the above zoning designations has indicated that these sites are not appropriate for the proposed pet crematorium. <p>Officer’s Comment</p> <ul style="list-style-type: none"> • The proposal is in conflict with the Sub-Precinct 6a of the Redlands Planning Scheme Kinross Road structure plan overlay code. • With the City Plan commencing after lodgement of the application it is considered that weight should be given to the Environmental management zone code provisions of the City Plan. The overall outcomes of the zone code provide for ‘small scale activities that facilitate management or conservation of the environmental values on or near the land’ and does not restrict non-residential development to a limited range of uses. An assessment against the relevant benchmarks has been included within the report.

DEEMED APPROVAL

The approval of this application has not been issued under Section 64 of the *Planning Act 2016*.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Planning Act 2016* this development application has been assessed against the Redlands Planning Scheme V7.2 and other relevant planning instruments.

Risk Management

Standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

Financial

There is potential that an applicant may appeal a condition of approval, preliminary approval or a refusal and subsequent legal costs may apply.

People

There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Internal Assessment Teams	25 June 2018	Assessment comments included in decision recommendation.
Division 7 Councillor	25 June 2018 and 30 April 2019	Application called in for decision at Council General Meeting.

Option One

That Council resolves to issue a development permit subject to conditions outlined in Attachment 7.

Option Two

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

Option Three

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

Option Four

That Council resolves to refuse the application.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/308

Moved by: Cr Julie Talty

Seconded by: Cr Peter Mitchell

That Council resolves to issue a development permit subject to conditions outlined in Attachment 7.

LOST 2/9

Crs Peter Mitchell and Julie Talty voted FOR the motion.

Crs Karen Williams, Wendy Boglary, Paul Gollè, Lance Hewlett, Mark Edwards, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted AGAINST the motion.

The item was LOST and therefore was deemed as a refusal, the grounds for refusal as follows:

Consistency of use

Overall outcomes of the Kinross Road structure plan overlay code and environmental protection zone code in the Redlands Planning Scheme and the environmental management zone code in the City Plan seek that development provides for low-key uses that have a very low impact on environmental values, are less intensive than uses in rural or industrial areas, and maintain and contribute to environmental values of the site and surrounding precinct. The application seeks to provide a land use which is typical of an industrial-based activity in terms of operating characteristics and potential for impacts to the natural environment. The development therefore

conflicts with the overall outcomes (2) (f) of the Kinross Road structure plan overlay code and (2) (b) (i) (a), (b), (c), (d), (e) and (g) of the environmental protection zone code in the Redlands Planning Scheme and overall outcomes 2 (a) and (d) of the environmental management zone code in the City Plan.

Attachment 1 – Locality Map

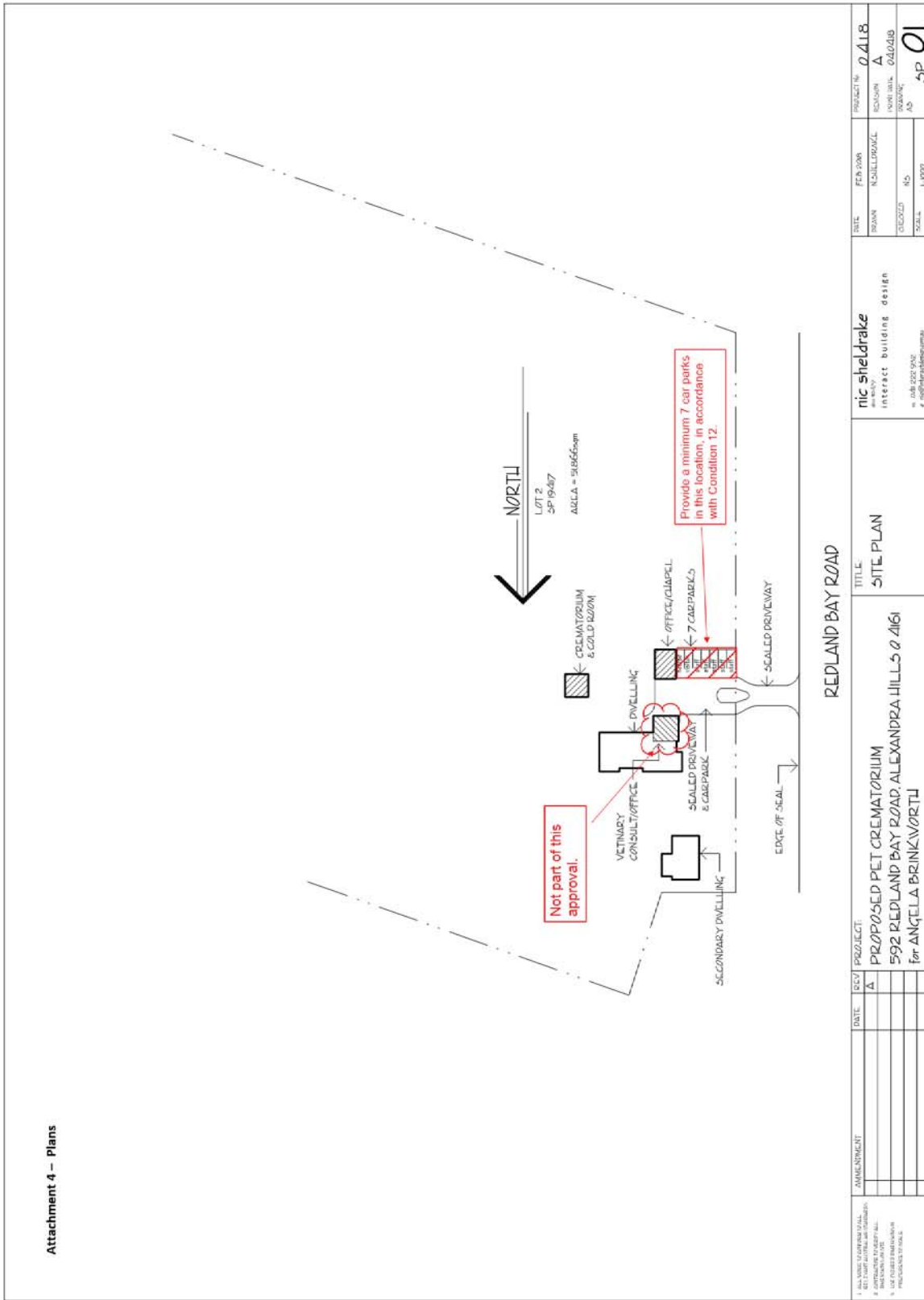


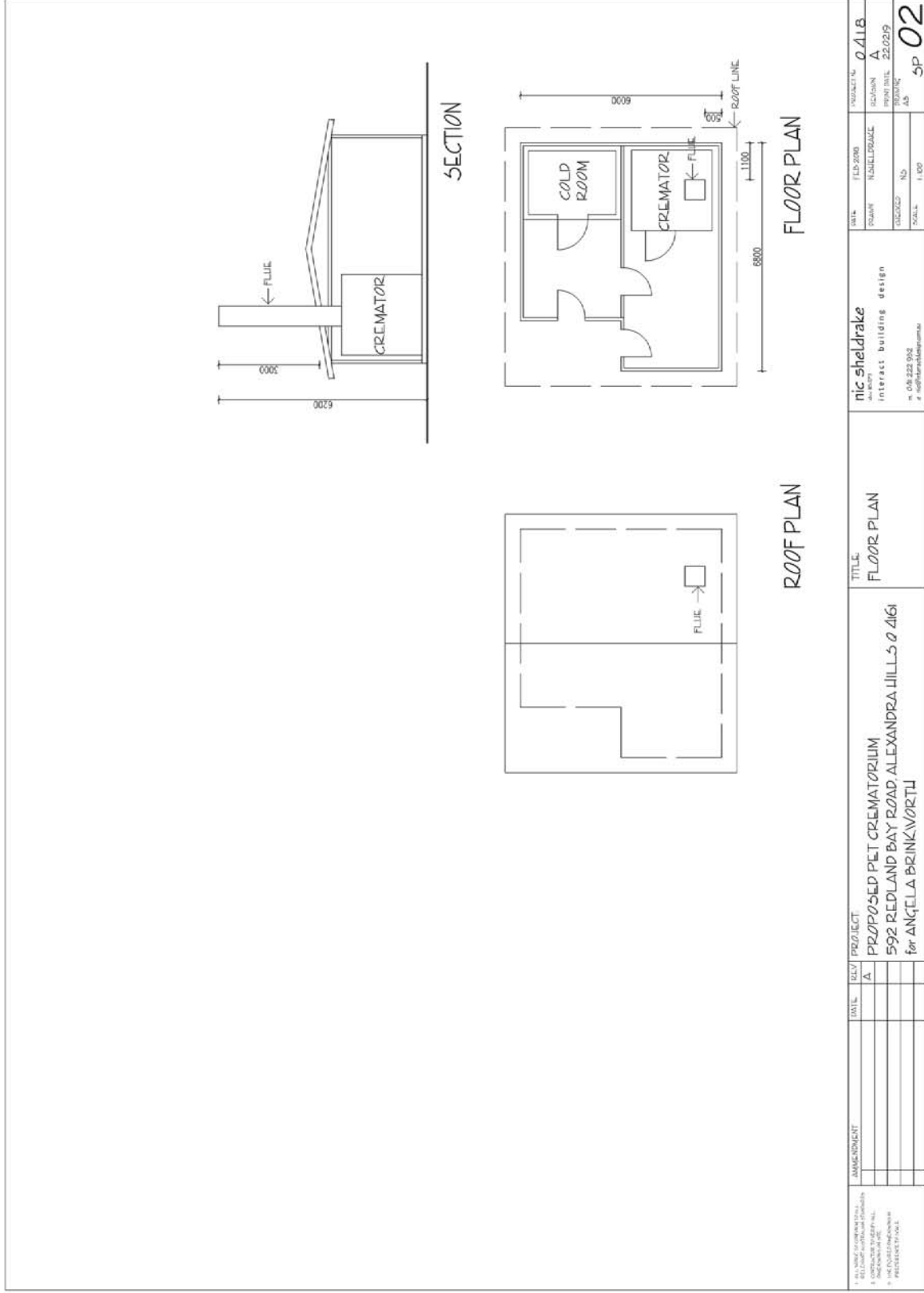
Attachment 2 – Aerial Map



Attachment 3 – Zoning Map







ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS 2. CONTRACTOR TO CHECK ALL DIMENSIONS 3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED 4. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED		DATE: _____ REV: _____ PROJECT: _____ TITLE: _____	PROJECT NO: 0418 DRAWING NO: A ISSUE NO: 2.02/19 DRAWING: AS SCALE: 1:100 SP: 02
PROJECT: PROPOSED PET CREMATORIUM 592 REDLAND BAY ROAD, ALEXANDRA HILLS QLD 4161 for ANGETLA PRINKVORTJ		TITLE: FLOOR PLAN	ARCHITECT: nic shieldrake ARCHITECT: interact building design PHONE: 08 222 932 # 18748161616



Summary of Cremation Unit Parameters

Manufacturer:	R & Y Engineering
Model:	Pet Cremation Unit
Maximum Loading Rate:	75kg/hour
Typical Cremation Cycle:	90 minutes
Stack Outlet Diameter:	500mm
Stack Exhaust Velocity:	15.4 m/s
Stack Temperature:	180 °C
Stack Height:	3 metres above roof line
Minimum Residence Time:	2 seconds
Recommended Fuel:	LPG
Main Burner:	0.9 GJ/hour Temperature Controlled with manual firing selection
Secondary Burner:	0.6 GJ/hour Temperature Controlled with manual firing selection

Attachment 5 – Air Quality &
Noise Impact Assessment



AIR QUALITY AND NOISE IMPACT ASSESSMENT
PROPOSED PET CREMATORIUM
592 - 602 REDLAND BAY ROAD
ALEXANDRA HILLS

Prepared for:

Ms Angela Brinkworth
C/- Interact Building Design

Prepared by:

MWA Environmental

1 March 2019

Max Winders & Associates Pty Ltd tas MWA Environmental
Level 15, 241 Adelaide St, Brisbane GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 F 07 3002 5588 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

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DOCUMENT CONTROL SHEET

MWA Environmental		Job Name:	Alexandra Hills
Level 15 241 Adelaide Street		Job No:	18-156
GPO Box 3137 Brisbane 4001		Original Date of Issue:	1 March 2019
Telephone:	07 3002 5500		
Facsimile:	07 3002 5588		
Email:	mail@mwaenviro.com.au		

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Principal Author:	Mr Alex Schloss		
Client:	Ms Angela Brinkworth C/- Interact Building Design		
Client Address:	755 Mount Cotton Road, Sheldon		
Client Contact:	Ms Angela Brinkworth		

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1 March 2019

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FIGURES**ATTACHMENTS**

1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

MWA Environmental has been engaged by Angela Brinkworth to prepare an Air Quality and Noise Impact Assessment for a proposed pet crematorium at 592 - 602 Redland Bay Road, Alexandra Hills.

This report has considered the potential air quality and noise impacts from the proposed pet crematorium upon surrounding sensitive land uses. The report has been prepared as part of a response to Information Request issued by Redland City Council (RCC), dated 20 August 2018, Ref: MCU18/0167.

The relevant extract from the Redland City Council Information Request is included below:

3. **Acoustic and Air Quality Information**
Pertinent information has not been provided to Council to demonstrate compliance with the Environmental Protection Zone Code in terms of noise generation and air quality impacts. Provide further information to Council in regards to the cremation device/equipment to demonstrate compliance with the Environmental Protection Zone Code Specific Outcomes S4.4 and S4.5 in regards to noise generation and air quality impacts. If required please provide the following reports:

Acoustic Assessment
Refer to the *Redland Planning Scheme Policy 5 – Environmental Emissions* for further guidance. The acoustic assessment must provide initial information which includes:

- location of existing and proposed residential dwellings and other sensitive receptors;
- proposed operational hours, site operations and activities.

Air Quality Assessment
Submit a report, prepared by a suitably qualified person, detailing the predicted odour and air quality impacts from the proposed use upon surrounding land uses.

The report is to include, but not limited to:

- methodology and criteria applicable to the development. Please note that calculations should be based on worst case scenario;
- all relevant operations including frequency, times, waste storage etc.;
- topography and prevailing winds (including the use of meteorological data programs such as TAPM);
- proximity of sensitive receptors; and
- control measures to be employed at the proposed development to achieved satisfactory emission levels and air quality objectives. *Please note: where control measures involve structural works, plans must be provided indicating proposed works.*

The Air Quality and Noise Impact Assessment has been prepared to assess whether Specific Outcomes S4.4 and S4.5 of the *Environmental Protection Zone Code* are satisfied at surrounding sensitive uses.

1.2 SITE DESCRIPTION

The subject site is located at 592 – 602 Redland Bay Road, Alexandra Hills and has a real property description of Lot 2 on SP194117.

The subject site is located on land zoned *EM - Environmental Management Zone* under the Redland City Plan.

Surrounding land uses are described as follows:

- To the North:** Large vegetated acreage with a garden nursery located to the north of the site on land zoned *EM - Environmental Management*.
- To the East:** Large acreage allotments with existing dwellings to the east of the site on land zoned *Recreational and Open Space*.
- To the South:** Large allotments with existing dwellings to the south land zoned *Recreational and Open Space*.
- To the West:** The nearest residential dwellings to the subject site are located to the west on land zoned *Low Density Residential*.

The location of the subject site and surrounding land uses are presented in **Figure 1**.

1.3 PROPOSED DEVELOPMENT

A private veterinarian practice is proposed to operate at the subject site with the pet crematorium proposed to compliment the services offered. The crematorium will cater for the cremation of deceased pets, collected from surrounding veterinary clinics or brought to the site by individual pet owners.

The proposed pet cremator unit is manufactured by R&Y Engineering in Sumersby, New South Wales. The proposed unit is specifically designed for private pet cremations, veterinary practices and animal control facilities.

An existing shed on the property is proposed to be fitted out to include the cremator unit and a cold room for the storage of deceased pets.

Architectural plans of the proposed crematorium fit-out including location of the cremator unit are included in **Attachment 1**.

The proposed hours of operation of the veterinarian practice and pet crematorium are 8am to 5pm.

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Operation of the cremator is proposed between 8am and 5pm, however for the purpose of this report, 24-hour operation of the cremator has conservatively been assessed.

1.4 ENVIRONMENTAL PROTECTION ZONE CODE

The Air Quality and Noise Impact Assessment has been prepared to assess whether Specific Outcomes S4.4 and S4.5 of the *Environmental Protection Zone Code* are satisfied at surrounding sensitive uses.

The relevant extracts from the code are included below.

Specific Outcome S4.4

Noise generated by the use or other development is compatible with that experienced in the natural environment setting of this zone.

Specific Outcome S4.5

Air quality impacts are eliminated or mitigated to a level that is compatible with a natural environment setting and with adjoining residential development by not emitting vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interferences beyond an approved development envelope, where one exists, or the property boundary, whichever is the lesser.

Section 2 of this report provides an assessment of potential air quality impacts from the proposed cremator, with **Section 3** providing an assessment of potential noise impacts.

1.5 SURROUNDING SENSITIVE USES

The nearest sensitive residential use is located a minimum of 115 metres to the west of the proposed crematorium across Redland Bay Road.

A total of 19 surrounding residences have been included in the dispersion modelling as sensitive receptors for this assessment. The location of the sensitive receptors included in the assessment are shown on the aerial photograph included as **Figure 2**.

2.0 AIR QUALITY ASSESSMENT

2.1 DESCRIPTION OF CREMATOR EMISSIONS

It is proposed to install and operate a R&Y Engineering animal cremator at the subject site. The proposed cremator unit to be installed at the site is a modern low-emission system incorporating emission control systems including:

- Temperature controllers installed to regulate the Primary Chamber, Secondary Chamber, and Flue (Exhaust) Temperatures
- Best practice minimum 2 second residence time of exhaust gases within the secondary to effectively mitigate odour and particulates.

The primary combustion chamber operating temperature is typically set to 1000 °C. The secondary combustion chamber is designed to operate at a minimum temperature of 850°C with minimum residence time of 2 seconds to effectively control potential odour and smoke emissions. The secondary chamber control system will ensure that the operation of the pet cremator does not cause nuisance by way of visible smoke or odour.

The proposed cremator will be fuelled by LPG with a maximum gas-firing rate up to 1.58 MBTU/hour. Information regarding the proposed cremator unit is provided in **Attachment 2**.

Emissions from the pet cremator will be released via a vertical discharge stack located above cremator room roofline. The height of the building is approximately 3.2 metres with the stack discharge point proposed to be located 3 metres above roof level. The location and height of the cremator exhaust flue in relation to the existing building on the subject site is shown on the drawings included as **Attachment 1**.

Based upon equipment specifications for the proposed pet cremator supplied by the manufacturer the following representative emission source parameters have been modelled:

Stack Internal Diameter:	500mm
Exhaust Exit Velocity:	15.4 metres / second
Emission Temperature:	180°C at outlet
Stack Height:	6.2 metres above ground level

Air pollutant emissions from the pet cremator are generated from both fuel combustion and from the combustion of biological remains.

For air pollutant emissions generated from the combustion of LPG, reference has been made to the air pollutant emission factors published in *AP42 Section 1.5 Liquefied Petroleum Gas Combustion (USEPA, 2008)*.

Air pollutant emission rates generated from the combustion of biological remains have been estimated based upon the manufacturer specifications and published emission factors from the *Bay Area Air Quality Management District (BAAQMD) Permit Handbook Chapter 11.6 – Crematories (Lee, C., 2009)*

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The following comprehensive suite of air pollutants associated with the operation of the pet cremator has been assessed in the dispersion modelling:

- Acetaldehyde
- Antimony
- Arsenic
- Benzo(a)pyrene (as marker for PAH)
- Beryllium
- Cadmium
- Carbon monoxide
- Chromium VI
- Copper dusts and mists
- Copper fumes
- Dioxins and furans (as TCDD TEF)
- Formaldehyde
- Hydrogen Chloride
- Hydrogen Fluoride
- Nickel
- Nitrogen dioxide
- Particulate Matter as PM₁₀
- Particulate Matter as PM_{2.5}
- Sulphur dioxide

It is noted that due to the rarity of dental amalgam use in animals, emissions of Mercury are not assessed.

A summary of the emission estimation techniques, emission factors and emission rates modelled for the purpose of this assessment is provided in **Attachment 3**.

The manufacturer specifies the proposed unit as capable of cremating up to 75 kilograms per hour. Operation of the proposed cremator has conservatively assessed the pet cremator operating at peak load continuously for every hour of the day and day of the year. This is considered to be a conservative basis for the assessment of potential air quality impacts from the proposed pet cremator.

2.2 AMBIENT AIR QUALITY

The Queensland Government operates a network of ambient air quality monitoring stations across the state. Annual ambient monitoring datasets are published through the Queensland Government data portal and are available for the years 2010 to 2017.

Key air pollutant emissions associated with the proposed cremator include particulates and oxides of Nitrogen. Ambient air quality data for these pollutants is routinely monitored at a nearby monitoring station located at Springwood. Reference has been made to ambient Carbon Monoxide monitoring at South Brisbane in the absence of any nearby stations monitoring Carbon Monoxide.

An analysis of ambient air quality data for the most recent three years of monitoring has been undertaken. A summary of the relevant ambient air quality statistics for inclusion in the dispersion modelling assessment as ambient concentrations is presented in **Table 1**.

Table 1: Ambient Air Pollutant Concentrations Applied to Assessment

Pollutant	Averaging Period	Concentration ($\mu\text{g}/\text{m}^3$)	Statistical Reference
Sulphur Dioxide	1-hour average	5.2	1-hour average 90 th percentile over 3 years from 2015 to 2017 at Springwood
	24-hour average	4.5	24-hour average 90 th percentile over 3 years from 2015 to 2017 at Springwood
	Annual Average	2.7	Average over 3 years from 2015 to 2017 at Springwood
PM ₁₀	24-hour average	14.0	24-hour average 70 th percentile over 3 years from 2015 to 2017 at Springwood
	Annual Average	12.2	Average over 3 years from 2015 to 2017 at Springwood
PM _{2.5}	24-hour average	6.0	24-hour average 70 th percentile over 3 years from 2015 to 2017 at Springwood
	Annual Average	5.2	Average over 3 years from 2015 to 2017 at Springwood
NO ₂	1-hour average	26.3	1-hour average 90 th percentile over 3 years from 2015 to 2017 at Springwood
	Annual Average	10.3	Average over 3 years from 2015 to 2017 at Springwood
Carbon Monoxide	8-hour average	180	8-hour average 70 th percentile over 3 years from 2015 to 2017 at South Brisbane

Note 1: Conservatively increased to higher percentiles for Sulphur Dioxide and Nitrogen Dioxide due to a high proportion of zero values

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Ambient monitoring of other air pollutants that may be discharged from the pet cremator is not routinely undertaken by the Queensland Government. Ambient concentrations of these pollutants are assumed to be negligible for the purposes of this assessment.

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2.3 RELEVANT AIR QUALITY GUIDELINES

The *Redlands Planning Scheme Policy 5 – Environmental Emissions* includes the following section.

<p>5.5.1 Air Quality Objectives</p> <p>(1) Air quality objectives are contained in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> under the <i>Environmental Protection Act 1994</i>. These standards are required to protect human health and amenity.</p> <p>(2) If the emissions from a proposed development include other air pollutants, odour criteria and ambient air quality standards set for Australian conditions will be accepted. If no suitable Australian ambient air quality standard exists, an ambient air quality standard from another country or organisation may be used with appropriate justification.</p> <p>Note -</p> <p>Additional reference material for assessment and measurement of air quality -</p> <ul style="list-style-type: none"> ■ <i>Australian Standard 4323.3:2001 Stationary Source Emissions - Determination of Odour Concentration by Dynamic Olfactory.</i> ■ <i>Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection.</i> <p>(3) Where the proposed development is a sensitive land use located within close proximity to an existing or proposed incompatible land use, there may be a requirement to demonstrate as a minimum, that the relevant ambient air standards will be achieved at this development site. In some instances the term "close proximity" may be referred to as the prescribed separation distance set out in a code that is either relevant to the proposed development or the nearby incompatible land use.</p>
--

This assessment has therefore referred to the air quality objectives specified in the Queensland *Environmental Protection (Air) Policy 2008*.

The extensive suite of air quality guidelines specified in the Brisbane City Council *CityPlan 2014 Air Quality Planning Scheme Policy* and associated codes have also been referenced for this assessment.

Consideration has also been given to the National Environmental Protection Measure ("NEPM") standards with the inclusion of an annual average PM₁₀ guideline.

Presented in **Table 2** is a summary of the air quality guidelines and health outcomes adopted for this assessment.

In accordance with accepted practice, assessment of model predicted concentrations for objectives with averaging periods less than or equal to 1 hour are made against the 99.9th percentile concentrations. For air pollutant objectives with longer averaging times, assessment is based upon the maximum predicted concentrations.

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Table 2: Adopted Air Quality Guidelines

Pollutant	Averaging time	Health outcome protected	Criteria including background ($\mu\text{g}/\text{m}^3$)	Reference
Acetaldehyde	1 hour	Odour	42	BCC City Plan
Antimony and compounds	1 hour	Health and wellbeing	9	BCC City Plan
Arsenic and compounds (as total metal content in PM_{10})	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	BCC City Plan
	Annual	Health and wellbeing	$6\text{ng}/\text{m}^3$	EPP(Air) 2008
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	$0.3\text{ng}/\text{m}^3$	EPP(Air) 2008
Beryllium and compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.004	BCC City Plan
Cadmium and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	$5\text{ng}/\text{m}^3$	EPP(Air) 2008
Carbon monoxide	8 hours	Health and wellbeing	11,000	EPP(Air) 2008
Chromium VI compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	BCC City Plan
Copper dusts and mists	1 hour	Health and wellbeing	18	BCC City Plan
Copper fumes	1 hour	Health and wellbeing	3.7	BCC City Plan
Dioxins and furans (as TCDD TEF)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.000002	BCC City Plan
Formaldehyde	30 minutes	Protecting aesthetic environment	110	EPP(Air) 2008
	24 hours	Health and wellbeing	54	EPP(Air) 2008
Hydrogen chloride	1 hour	Health and wellbeing	140	BCC City Plan
Hydrogen Fluoride	24 hour	Health and Biodiversity of ecosystems (other than protected areas)	2.9	EPP (Air)
	30 day		0.84	EPP (Air)
	90 day		0.5	EPP (Air)

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Pollutant	Averaging time	Health outcome protected	Criteria including background ($\mu\text{g}/\text{m}^3$)	Reference
Hydrogen Fluoride	90 day	Health and Biodiversity of ecosystems (for protected areas)	0.1	EPP (Air)
Lead and compounds (as total metal content in TSP)	Annual	Health and wellbeing	0.5	EPP(Air) 2008
Nickel and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.02	EPP(Air) 2008
Nitrogen dioxide	1 hour	Health and wellbeing	250	EPP(Air) 2008
	Annual		62	EPP(Air) 2008
PM_{10}	24 hours	Health and wellbeing	50	EPP(Air) 2008
	Annual	Health and wellbeing	25	NEPM Standard
$\text{PM}_{2.5}$	24 hours	Health and wellbeing	25	EPP(Air) 2008
	Annual		8	EPP(Air) 2008
Sulphur dioxide	1 hour	Health and wellbeing	570	EPP(Air) 2008
	24 hours		230	EPP(Air) 2008
	Annual		57	EPP(Air) 2008

2.4 SITE METEOROLOGY

To enable assessment of air pollutant concentrations at surrounding sensitive uses as a result of emissions from the pet cremator, detailed dispersion modelling has been conducted using the TAPM / CALMET / CALPUFF modelling suite.

Following accepted methodology for detailed assessment, the TAPM software was utilised to develop a prognostic meteorological model which generated a year of representative hourly meteorological data for the region.

TAPM has been used to predict meteorological parameters specific to the region including temperature, wind speed, wind direction and stability classification. The model accesses databases of surface characteristics (terrain height, soil and vegetation) and synoptic weather analyses provided by CSIRO to carry out these analyses. TAPM is able to process the output data to produce input meteorological data files suitable for input to the CALMET / CALPUFF modelling system i.e. hourly predictions of meteorological parameters over a full year and generation of surface, upper air and geophysical data files.

Technical discussion of the model algorithms, inputs and model validation studies are provided in the *Part 1: Technical Paper* (Hurley, 2002) and *Part 2: Summary of Verification Studies* (Hurley *et al*, 2002)^{1,2}.

The centre coordinates for the model grid were Latitude -27°38'30" and Longitude 153°17'. The following nested model grids were applied to the TAPM modelling:

- 40 x 30 km grid (total area 1200 km x 1200 km)
- 40 x 10 km grid (total area 400 km x 400 km)
- 40 x 3 km grid (total area 120 km x 120 km)
- 40 x 1 km grid (total area 40 km x 40 km)

Twenty-five vertical grid levels were modelled.

The TAPM model was set up to generate a site-specific meteorological data file for the locality, based upon synoptic analysis data for the representative Year 2016, as provided by CSIRO.

Observed wind speeds and wind directions for the Bureau of Meteorology (BoM) Redlands station was incorporated into the TAPM model as assimilation data. Considering topographical influences, the Redlands station was given a radius of influence of 15km over 2 vertical levels with a quality factor of 0.9.

The TAPM output was processed using the CALTAPM software to produce a 3-dimensional data file suitable for input to the diagnostic CALMET model as an 'initial

¹ Hurley, P.J. (2002) The Air Pollution Model (TAPM) Version 2: User Manual. Aspendale: CSIRO Atmospheric Research Internal Paper.

² Hurley, P.J. (2002) The Air Pollution Model (TAPM) Version 2: Part 1: Technical Description. Aspendale: CSIRO Atmospheric Research Technical Paper.

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guess field'. The CALMET model further resolved the prognostic meteorology to a finer terrain, land use and soil type resolution of 100 metres over a 6 x 6 km area covering the subject site and surrounding region for the purpose of dispersion modelling.

Analysis of the CALMET derived meteorology for the subject land including a wind rose, wind frequency graph, monthly average temperatures graph and tabulated stability class analysis is contained in **Attachment 4**.

2.5 MODELLING METHODOLOGY

The modelling intent is to determine whether the addition of the air pollutant emissions released from the pet cremator to representative ambient concentrations (where applicable) measured by the Queensland Government, satisfies the relevant air quality criteria at surrounding sensitive uses.

Detailed dispersion modelling has been conducted using the CALPUFF modelling system to assess the exposure of surrounding sensitive uses to emissions from the proposed pet cremator.

A nested CALPUFF model was set up to assess dispersion within a 1100m x 1100m area covering the subject site and surrounding sensitive use. Given the location of the proposed crematorium with respect to surrounding sensitive uses, gridded receptors at 20 metre spacing have been represented over the modelling domain. Discrete receptors have also been represented in the dispersion model at 19 residential dwellings located in proximity to the subject site.

Building wake effects have been considered on the dispersion of the pet cremator exhaust discharge. Building wakes were input to the dispersion model using the BPIP utility for CALPUFF.

Concentrations have been predicted at discrete receptors representing surrounding sensitive uses. The model-predicted air pollutant concentrations were added to the ambient air pollutant concentrations as presented in **Table 1**, to assess the cumulative air pollutant exposure at these sensitive locations.

2.6 RESULTS OF DISPERSION MODELLING

A summary of the highest predicted air pollutant concentrations with the inclusion of ambient concentrations (where applicable) at the nominated surrounding sensitive uses are presented in **Table 3**.

Detailed tabular results for each modelled discrete receptor are provided in **Attachment 5**.

The results of the dispersion modelling demonstrate that emissions from the proposed pet cremator will readily comply with the relevant air quality criteria at all surrounding sensitive uses.

It is also noted that the assessment is highly conservative based upon operation of the cremator at the maximum loading rate, for 24-hour operation, for every day of the year. As a result of the conservative assumptions applied to the assessment, the maximum predicted concentrations at surrounding sensitive uses is likely to be overstated.

In addition to the discrete receptor modelling, gridded receptor modelling has been undertaken for a selection of key pollutants (refer **Attachment 6**).

The graphical outputs have only been provided for the following air pollutants with other air pollutant concentrations predicted to be a small percentage of the relevant air quality planning criteria;

- Nitrogen Dioxide
- PM₁₀
- PM_{2.5}

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Table 3: Summary of Modelling Results at Surrounding Sensitive Uses including Ambient (where applicable)

Pollutant	Averaging time	Maximum Predicted Concentrations at Surrounding Sensitive Uses ($\mu\text{g}/\text{m}^3$)	Air Quality Guideline ($\mu\text{g}/\text{m}^3$)	Complies ?
Acetaldehyde	1 hour	0.0017	42	Yes
Antimony	1 hour	0.0004	9	Yes
Arsenic	1 hour	3.9E-04	0.09	Yes
	Annual	2.2E-05	6.0E-03	Yes
Benzo(a)pyrene (as marker for PAH)	Annual	6.4E-07	3.0E-04	Yes
Beryllium	1 hour	1.8E-05	4.0E-03	Yes
Cadmium	Annual	8.1E-06	5.0E-03	Yes
Carbon monoxide	8 hours	215.4	11,000	Yes
Chromium VI	1 hour	1.8E-04	0.09	Yes
Copper fumes	1 hour	3.6E-04	3.7	Yes
Dioxins and furans (as TCDD TEF)	1 hour	1.8E-08	2.0E-06	Yes
Formaldehyde	30-minute	5.7E-04	110	Yes
	24 hours	2.3E-04	54	Yes
Hydrogen chloride	1 hour	0.9	140	Yes
Hydrogen Fluoride	24-hour	4.5E-03	2.9	Yes
	30 day	0.001	0.84	Yes
	90 day	0.001	0.5 / 0.1	Yes
Lead	Annual	4.9E-05	0.5	Yes
Nickel	Annual	2.8E-05	0.02	Yes
Nitrogen dioxide	1 hour	49.4	250	Yes
	Annual	11.6	62	Yes
PM ₁₀	24 hours	16.6	50	Yes
	Annual	12.5	25	Yes
PM _{2.5}	24 hours	8.6	25	Yes
	Annual	5.5	8	Yes
Sulphur dioxide	1 hour	7.9	570	Yes
	24 hours	5.9	230	Yes
	Annual	2.9	57	Yes

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2.7 MANAGEMENT OF EMISSIONS

As described in **Section 2.1**, the R&Y Engineering animal cremator to be installed at the site is a modern low-emission system incorporating emission control systems applicable to the small-scale cremator including:

- Temperature controllers installed to regulate the Primary Chamber, Secondary Chamber, and Flue (Exhaust) Temperatures
- Best practice minimum 2 second residence time of exhaust gases within the secondary to effectively mitigate odour and particulates.

Given the modern control systems integrated into the proposed pet cremator, management of visible emissions from operation of the cremator may be addressed through an appropriate development approval condition such as the following:

“The activity shall not result on the discharge of visible emissions from the cremator exhaust with an opacity in excess of 20 percent for an aggregate of more than 5 minutes in any 1-hour period or more than 20 minutes in any 24-hour period”

3.0 NOISE IMPACT ASSESSMENT

3.1 EXISTING NOISE ENVIRONMENT

To enable an assessment of the existing noise exposure on the subject site, long-term noise measurements have been undertaken using a noise datalogger placed at a free-field location within the subject site over a continuous seven-day period from 21 January to 29 January 2019.

The location of the noise datalogger is as shown on **Figure 3**.

The datalogger recorded noise levels are included as graphical traces of noise level versus time in **Attachment 7**.

The datalogger used was a Rion NL42 noise datalogger, pre-calibrated to 94 dB at 1kHz using a Bruel & Kjaer Sound Level Calibrator, Type 4231. At post-calibration the datalogger exhibited less than ± 0.1 dB deviation.

The results of the noise datalogger measurements are summarised in **Table 4**. The subject site is located in close proximity to Redland Bay Road, with traffic noise being the dominant influence on the background noise levels recorded. Weather conditions during the noise monitoring period were predominantly fine.

The recorded noise levels are presented as statistical components, which are described as:

- L₁: Noise level exceeded for 1 percent of the measurement period, referred to as the adjusted maximum sound pressure level.
- L₁₀: Noise level exceeded for 10 percent of the measurement period, referred to as the averaged maximum sound pressure level.
- L₉₀: Noise level exceeded for 90 percent of the measurement period. AS1055.1–1997³ notes that the L₉₀ is described as the background sound pressure level.
- L_{eq}: An “average” measurement, and as per AS1055.1–1997 defined as the value of the sound pressure level of a continuous steady sound state, that within a measurement period, has the same mean square sound pressure as a sound under consideration whose level varies with time.

³ Australian Standard AS 1055.1-1997 *Acoustics – Description and measurement of environmental noise, Part 1: General procedures*

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Table 4: Ranges of Datalogger Recorded Noise Levels
21 to 29 January 2019

PARAMETER	PERIOD	RECORDED NOISE LEVELS – dB(A)		
		MINIMUM	MAXIMUM	AVERAGE
L ₁	Daytime (7am-6pm)	57.1	75.8	61.4
	Evening (6pm-10pm)	54.4	88.1	60.3
	Night-time (10pm-7am)	47.6	72.9	57.1
L ₁₀	Daytime (7am-6pm)	53.7	74.0	57.4
	Evening (6pm-10pm)	50.0	69.2	56.2
	Night-time (10pm-7am)	37.6	69.1	51.7
L ₉₀	Daytime (7am-6pm)	38.6	55.1	48.2
	Evening (6pm-10pm)	35.5	56.2	43.3
	Night-time (10pm-7am)	29.4	56.8	38.4
L _{eq}	Daytime (7am-6pm)	50.3	67.0	54.5
	Evening (6pm-10pm)	46.2	75.8	52.8
	Night-time (10pm-7am)	37.1	63.9	48.1

The statistical noise level parameters recorded at the noise datalogger location included the following:

Rating Background Level – Day	=	47 dB(A)
Rating Background Level – Evening	=	40 dB(A)
Rating Background Level – Night	=	33 dB(A)

3.2 NOISE ASSESSMENT CRITERIA

3.2.1 REDLAND PLANNING SCHEME POLICY 5 - ENVIRONMENTAL EMISSIONS

The *Redland Planning Scheme, Part 11 - Planning Scheme Policy 5 - Environmental Emissions*, describes the requirements for the preparation and submission of technical reporting for sites that have the potential to emit, or be impacted adversely from, environmental emissions such as air or noise.

The purpose of the policy is to enhance or protect acoustic environmental values of Redland City in a manner consistent with the objectives in the *Environmental Protection (Noise) Policy 2008*.

Therefore, based upon the *Environmental Emissions* policy requirements the applicable noise criteria is derived from *Environmental Protection (Noise) Policy 2008* (“**the Policy**”) to protect the acoustic amenity at the nearest noise sensitive uses from the proposed development at the subject site.

3.2.2 ACOUSTIC QUALITY OBJECTIVES

The *Environmental Protection (Noise) Policy 2008* (“**the Policy**”) specifies Acoustic Quality Objectives for sensitive receptors to enhance or protect acoustic amenity. The applicable Acoustic Quality Objectives from Schedule 1 of the policy are presented in **Table 5**.

Table 5: Acoustic Quality Objectives

Sensitive Receptor	Period	Acoustic Quality Objectives (measured at the receptor) dB(A)			Environmental Value
		(L _{Aeq,adj} , 1-hour)	(L _{A10,adj} , 1-hour)	(L _{A1,adj} , 1-hour)	
Dwelling (for outdoors)	Daytime and evening	50	55	65	Health and wellbeing
Dwelling (for indoors)	Daytime and evening	35	40	45	Health and wellbeing
	Night-time	30	35	40	Health and wellbeing, in relation to the ability to sleep

A typical 7 dBA reduction by the building envelope with windows open, was considered to derive the representative external noise criteria from the respective indoors noise limits⁴.

⁴ AS3671 states approximate 10 dB(A) noise reduction through a façade with 10% open area. Thus approximately 7 dB(A) noise reduction through a façade with 20% open area. A large 1200x1800 sliding window relates to approximately 10% open area. A large 2100x2300 sliding glass door represents approximately 20% open area. Thus, 7dB(A) noise reduction is conservatively

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3.3 CREMATOR PLANT AND EQUIPMENT NOISE

The proposed cremator unit will be located within an existing shed on the subject site which when fitted out will also include a cold room. The cremator is a package unit which incorporates fans and burners within the confines of a metal enclosure.

On the basis of experience with larger cremator units, for the purpose of assessment, noise from the cremator unit at 1 metre has been adopted as being 85 dB(A).

Noise emitted via the above roof level discharge flue will be significantly lower due to the internal design of the primary and secondary chambers and the attenuating affect of these and the stack itself. Adopted emission point (flue exit) noise level of 65 dB(A) is considered appropriate for assessment.

The nearest sensitive residential use is located a minimum of 115 metres to the west of the proposed cremator across Redland Bay Road. The resultant noise levels at the nearest existing residential dwelling has been calculated as follows.

Cremator Package Unit Internal

Source Level		85 dB(A) at 1 metre
Building Façade Transmission Loss Sheetmetal Walls and Roof		15 dB(A)
Distance Attenuation (Cremator to LDR dwelling)		115 metres = 20 log(115/1) = 41 dB(A)
Resultant Noise Level	=	85 – 41 - 15
	=	29 dB(A) external to existing residential dwelling

adopted based upon a large sliding glass door in the affected façade. Openings larger than 20% open area are unlikely to be necessary for ventilation during the night period.

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Cremator Discharge Stack Noise

Source Level		65 dB(A) at 1 metres
Distance Attenuation (Cremator to LDR dwelling)		115 metres = $20 \log(115/1)$ = 41 dB(A)
Resultant Noise Level	=	65 – 41
	=	24 dB(A) external to existing residential dwelling

Refrigeration Unit for Cold Room

Source Level		76 dB(A) at 1 metre
Building Façade Transmission Loss Sheetmetal Walls and Roof		15 dB(A)
Distance Attenuation (Cremator to LDR dwelling)		115 metres = $20 \log(115/1)$ = 41 dB(A)
Resultant Noise Level	=	76 – 41 - 15
	=	20 dB(A) external to existing residential dwelling

The logarithmic sum of the noise from the cremator unit and cold room within the building façade and the stack above the roof of the building is:

$$= 29 + 24 + 20$$

Resultant Noise at Nearest Resident = 31 dB(A)

The adopted night period noise criterion from **Table 5** of **37 dB(A) LAeq** (30 dB(A) + 7 dB(A)) will thus be readily satisfied at this location.

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3.4 SITE CARPARKING AND VEHICLE NOISE

Site carparking and vehicle noise has been assessed considering operation of the business during the day period. On the basis of experience with vehicle movement and carparking noise sources, a sound power level of 89 dB(A) Lmax has been adopted. In order to calculate the resultant LAeq noise level at the nearest existing residential dwelling to the west, the following calculations are provided considered the following parameters.

It is assumed that two parking bay movement (in/out) per hour will occur at all 7 proposed carparking bays within a peak hour.

Vehicle Movement Noise

Sound Power Level		81 dB(A) @ 1 metre @ 5km/hr = 44 dB/m
Based on 14 car movement in hour		=44+10log(14) +10log(28/60min) = 52 dB(A)/m
Length of driveway turnaround is 30m		=52+10log(30m) = 68 dB(A)
Distance Attenuation (Entry to LDR dwelling)		80 metres = 20 log(80/1) = 38 dB(A)
Resultant Noise Level	=	68 – 38
	=	30 dB(A) external to existing residential dwelling

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Carparking Noise

Sound Power Level		81 dB(A) @1 metre
Duration of Carpark Use per hour (car start, take-off)		$= 81 + 10 \log(5/60)$ $= 70 \text{ dB(A)}$
Distance Attenuation (Carpark to LDR dwelling)		80 metres $= 20 \log(80/1)$ $= 38 \text{ dB(A)}$
Resultant Noise Level	=	70 – 38
	=	32 dB(A) external to existing residential dwelling

The combined noise source level from carparking and vehicle movement noise is:

$$= 30 + 32$$

Resultant Noise at Nearest Resident = **34 dB(A)**

The adopted day and evening period noise criterion from **Table 5** of **42 dB(A) LAeq** (35 dB(A) + 7 dB(A)) will thus will be satisfied in this location considering the worst case peak hour scenario.

It is also noted that the resultant noise levels will also readily comply with the night noise criteria of 37 dB(A).

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4.0 CONCLUSION

MWA Environmental has been engaged by Angela Brinkworth to prepare an Air Quality and Noise Impact Assessment for a proposed pet crematorium at 592 - 602 Redland Bay Road, Alexandra Hills.

This report has considered the potential air quality and noise impacts from the proposed pet crematorium upon surrounding sensitive land uses. The report has been prepared as part of response to Information Request issued by Redland City Council (RCC), dated 20 August 2018, Ref: MCU18/0167.

A detailed air quality assessment based upon site-specific meteorological and dispersion modelling of an extensive suite of air pollutant emissions from the pet cremator, has demonstrated that the relevant air quality guidelines will be readily satisfied at surrounding sensitive uses.

Assessment of the potential noise impact of the proposed pet cremator has been undertaken by assessing the appropriate noise limits at the nearest sensitive residential dwelling, including day and evening noise measurements and prediction of resultant noise levels.

The assessment identifies that noise amenity impacts of the development will not result in adverse amenity impacts at surrounding sensitive uses.

The Air Quality and Noise Impact Assessment has demonstrated that Specific Outcomes S4.4 and S4.5 of the *Environmental Protection Zone Code* have been satisfied at surrounding sensitive uses.

It is recommended the pet crematorium be approved with relevant and reasonable conditions.

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1 March 2019

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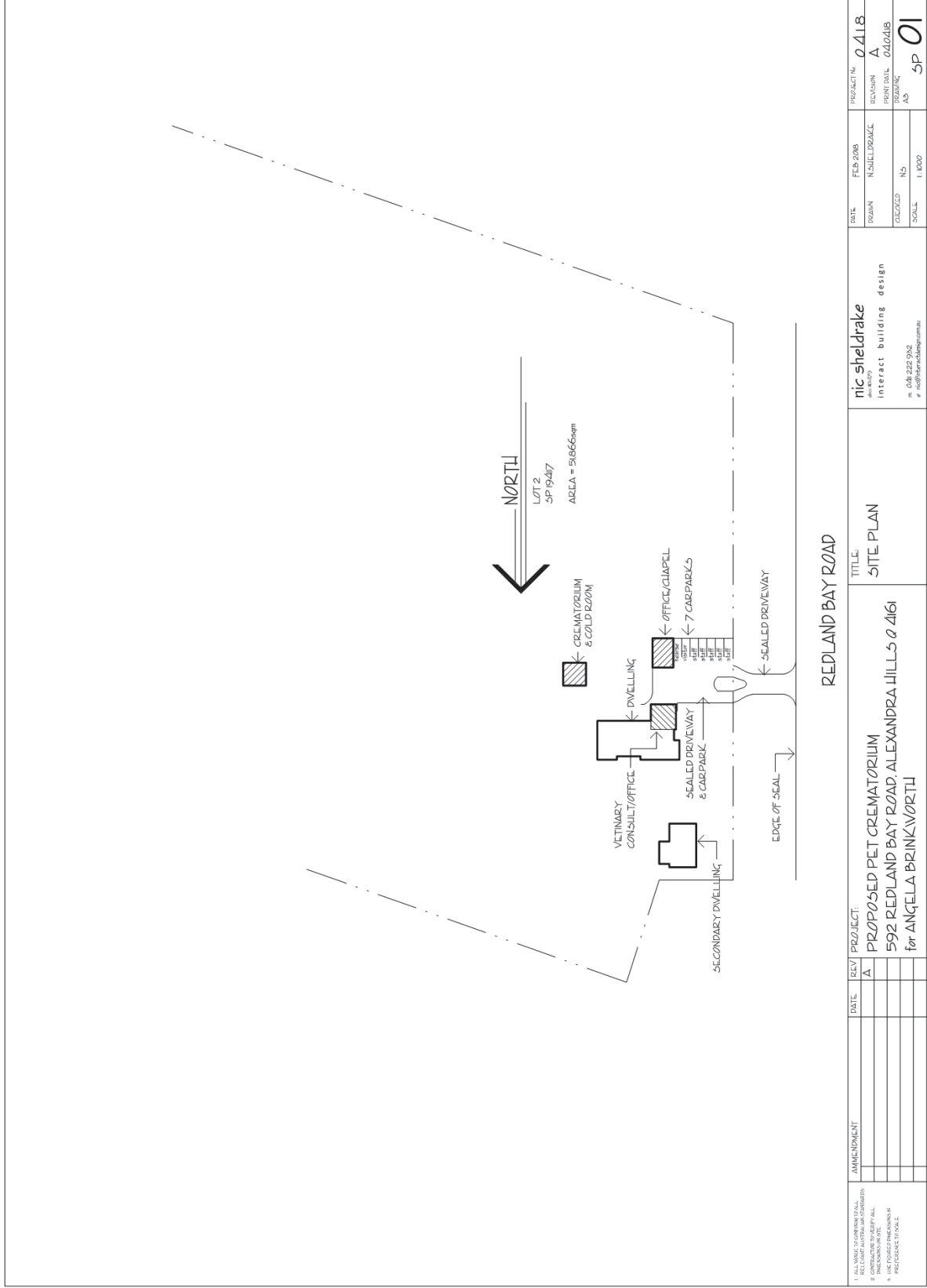
FIGURES

Alexandra Hills 18-156

1 March 2019

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ATTACHMENT 1
Architectural Drawings



AMENDMENT	DATE	REV	PROJECT	TITLE	DATE	FILED	PROJACTN
		A	PROPOSED PET CREMATORIUM 592 REDLAND BAY ROAD, ALEXANDRA HILLS Q 4161 for ANGELA BRINKVORTH	SITE PLAN	FEB 2018	N5111202AKL	0418
							A
							0418
							A5
							SP 01

nic sheldrake
 ARCHITECT
 interact building design
 n. 048 222 992
 e. nic@nicsheldrake.com.au
 SCALE 1:1000

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ATTACHMENT 2
Relevant Cremator Specifications



Summary of Cremation Unit Parameters

Manufacturer:	R & Y Engineering
Model:	Pet Cremation Unit
Maximum Loading Rate:	75kg/hour
Typical Cremation Cycle:	90 minutes
Stack Outlet Diameter:	500mm
Stack Exhaust Velocity:	15.4 m/s
Stack Temperature:	180 °C
Stack Height:	3 metres above roof line
Minimum Residence Time:	2 seconds
Recommended Fuel:	LPG
Main Burner:	0.9 GJ/hour Temperature Controlled with manual firing selection
Secondary Burner:	0.6 GJ/hour Temperature Controlled with manual firing selection

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ATTACHMENT 3

Summary of the emission estimation techniques, emission factors and emission rates

SUMMARY OF INPUTS

Parameter	Value	Units	Reference
Maximum Gas Firing Rate	1.18	MMBtu/hr	Calculated based on firing in 0.5G/L/hr and secondary air (0.5G/L/hr)
Maximum Heavy Duty Rate	75	kg/hr	Supplied by Manufacturer
Maximum High Duty Creosote Operator	24	mm	Creosote Measurement
Maximum Daily Weight Creosote	1800	kg/day	MVA Calc
Maximum Daily Weight Creosote	2880	kg/day	MVA Calc
Cubic Volume of LPG	81.2	M ³ /yr	High Volume equipment and high VOCs comparison for methane gas emissions from manufacturing site

Fuel conversion

7 Btu/l	1.00E+00	0.7	7.00E+00	MVA Calc
MMBtu/l	1.00E+00	0.7	7.00E+00	MVA Calc

Unit Conversions

Value	Unit	Value	Unit	Reference
1	MVA	345	Btu/l	Ingenium equipment and high VOCs comparison for methane gas emissions from manufacturing site
1	yr	8760000	Btu/l	MVA Calc
0.000001	yr	0.0017	Btu/l	MVA Calc
0.000001	yr	0.0004	MMBtu/l	MVA Calc

LPG Consumption	Value	Unit	Reference
LPG Consumption	17.865	L/hr	MVA Calc
LPG Consumption	18	AL/hr	MVA Calc

EMISSION FACTORS FOR LPG COMBUSTION

Pollutant	AP42 Chapter 15 Liquid Petroleum Gas Combustion	Units	Conversion	Units	Conversion	Units
Carbon monoxide	1.9	Btu/l gal	0.9	kg/M ³ gal	0.99	kg/M ³ gal
Oxides of Nitrogen	13	Btu/l gal	1.56	kg/M ³ gal	0.156	kg/M ³ gal
Particulate matter <10.5 µm	0.7	Btu/l gal	0.84	kg/M ³ gal	0.084	kg/M ³ gal
Particulate matter <2.5 µm	0.7	Btu/l gal	0.84	kg/M ³ gal	0.084	kg/M ³ gal
Sulfur dioxide	0.1	Btu/l gal	0.12	kg/M ³ gal	0.012	kg/M ³ gal
Total volatile organic compounds (Total VOC)	1	Btu/l gal	1.2	kg/M ³ gal	0.12	kg/M ³ gal

EMISSION RATES FOR LPG COMBUSTION

Pollutant	Value	Units	Reference	Value	Units	Reference
Carbon monoxide	0.45	g/s		0.9	kg/yr	
Oxides of Nitrogen	0.70	g/s		0.7	kg/yr	
Particulate matter <10.5 µm	0.04	g/s	MVA Calc	4	kg/yr	MVA Calc
Particulate matter <2.5 µm	0.04	g/s		4	kg/yr	
Sulfur dioxide	0.04	g/s		1	kg/yr	
Total volatile organic compounds (Total VOC)	0.06	g/s		5	kg/yr	

Emission Factors from Combustion of Body (including loss in storage)

Pollutant	Emission Factor	Units	Emission Factor	Units	Reference
PM ₁₀	1.15	kg/ton	0.26	kg/tonne	USEPA Method 19
NOx	3.84	kg/ton	1.38	kg/tonne	AP-42 Table 2.1-1
CO	2.95	kg/ton	1.47	kg/tonne	AP-42 Table 2.1-1
SO ₂	2.17	kg/ton	1.08	kg/tonne	AP-42 Table 2.1-1
POC	0.099	kg/ton	0.12	kg/tonne	AP-42 Table 2.1-1
Aromatics	1.95E-04	kg/100-lb	0.025-03	kg/tonne	SAWAG2 Permit Handbook
Acetylene	3.00E-05	kg/100-lb	2.00E-04	kg/tonne	SAWAG2 Permit Handbook
Acetone	3.00E-05	kg/100-lb	2.00E-04	kg/tonne	SAWAG2 Permit Handbook
Benzene	1.40E-05	kg/100-lb	9.30E-05	kg/tonne	SAWAG2 Permit Handbook
Chloroform	1.10E-05	kg/100-lb	7.30E-05	kg/tonne	SAWAG2 Permit Handbook
Chloroform, hx	1.40E-05	kg/100-lb	9.30E-05	kg/tonne	SAWAG2 Permit Handbook
Copper	2.70E-05	kg/100-lb	1.80E-04	kg/tonne	SAWAG2 Permit Handbook
Formaldehyde	2.40E-05	kg/100-lb	2.27E-04	kg/tonne	SAWAG2 Permit Handbook
Hydrogen chloride	2.30E-05	kg/100-lb	1.60E-04	kg/tonne	SAWAG2 Permit Handbook
Hydrogen fluoride	6.60E-04	kg/100-lb	4.40E-03	kg/tonne	SAWAG2 Permit Handbook
Lead	6.40E-05	kg/100-lb	4.20E-04	kg/tonne	SAWAG2 Permit Handbook
Nitric	3.00E-05	kg/100-lb	2.00E-04	kg/tonne	SAWAG2 Permit Handbook
Chlorinated dioxins/furans and furans	1.40E-10	kg/100-lb	9.30E-09	kg/tonne	SAWAG2 Permit Handbook
PAH (benz[a]pyrene equivalents)	4.00E-05	kg/100-lb	3.27E-07	kg/tonne	SAWAG2 Permit Handbook

Emission Rates from Combustion of Body (including loss in storage)

Pollutant	Value	Units	Reference	Value	Units	Reference
PM ₁₀	0.01	g/s		1.02	kg/yr	
NOx	0.04	g/s		3.65	kg/yr	
CO	0.03	g/s		2.65	kg/yr	
SO ₂	0.02	g/s		1.82	kg/yr	
POC	3.11E-03	g/s		0.27	kg/yr	
Aromatics	1.95E-05	g/s		0.00	kg/yr	
Acetylene	4.17E-06	g/s		0.00	kg/yr	
Acetone	4.17E-06	g/s		0.00	kg/yr	
Benzene	1.90E-07	g/s	MVA Calc	0.00	kg/yr	MVA Calc
Chloroform	1.10E-06	g/s		0.00	kg/yr	
Chloroform, hx	1.40E-06	g/s		0.00	kg/yr	
Copper	3.70E-06	g/s		0.00	kg/yr	
Formaldehyde	4.72E-06	g/s		0.00	kg/yr	
Hydrogen chloride	1.60E-06	g/s		0.00	kg/yr	
Hydrogen fluoride	6.17E-05	g/s		0.00	kg/yr	
Lead	6.17E-06	g/s		0.00	kg/yr	
Nitric	3.20E-06	g/s		0.00	kg/yr	
Chlorinated dioxins/furans and furans	1.90E-10	g/s		1.60E-08	kg/yr	
PAH (benz[a]pyrene equivalents)	6.01E-06	g/s		0.00	kg/yr	

Total Emission Rates from Combustion of Body and Gas Combustion

Pollutant	Value	Units	Reference	Value	Units	Reference
PM ₁₀	5.20E-02	g/s	MVA Calc	4.60	kg/yr	
PM _{2.5}	5.90E-02	g/s	Note: Using PM _{2.5} emission from Gas Combustion and conservatively adjusted for PM ₁₀ emission rate from Body Combustion	4.62	kg/yr	
NOx	8.72E-01	g/s		76.17	kg/yr	
CO	4.78E-01	g/s		41.24	kg/yr	
SO ₂	2.90E-02	g/s		2.47	kg/yr	
POC	6.20E-02	g/s		0.62	kg/yr	
VOCs	1.97E-05	g/s		0.00	kg/yr	
Aromatics	1.97E-05	g/s		0.00	kg/yr	
Acetylene	4.17E-06	g/s		0.00	kg/yr	
Acetone	4.17E-06	g/s		0.00	kg/yr	
Benzene	1.90E-07	g/s		0.00	kg/yr	MVA Calc
Chloroform	1.10E-06	g/s		0.00	kg/yr	
Chloroform, hx	1.40E-06	g/s		0.00	kg/yr	
Copper	3.70E-06	g/s		0.00	kg/yr	
Formaldehyde	4.72E-06	g/s		0.00	kg/yr	
Hydrogen chloride	1.60E-06	g/s		0.00	kg/yr	
Hydrogen fluoride	6.17E-05	g/s		0.00	kg/yr	
Lead	6.17E-06	g/s		0.00	kg/yr	
Nitric	3.20E-06	g/s		0.00	kg/yr	
Chlorinated dioxins/furans and furans	1.90E-10	g/s		2.0E-08	kg/yr	
PAH (benz[a]pyrene equivalents)	6.01E-06	g/s		4.0E-07	kg/yr	

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ATTACHMENT 4

Analysis of CALMET-Generated Meteorological Data

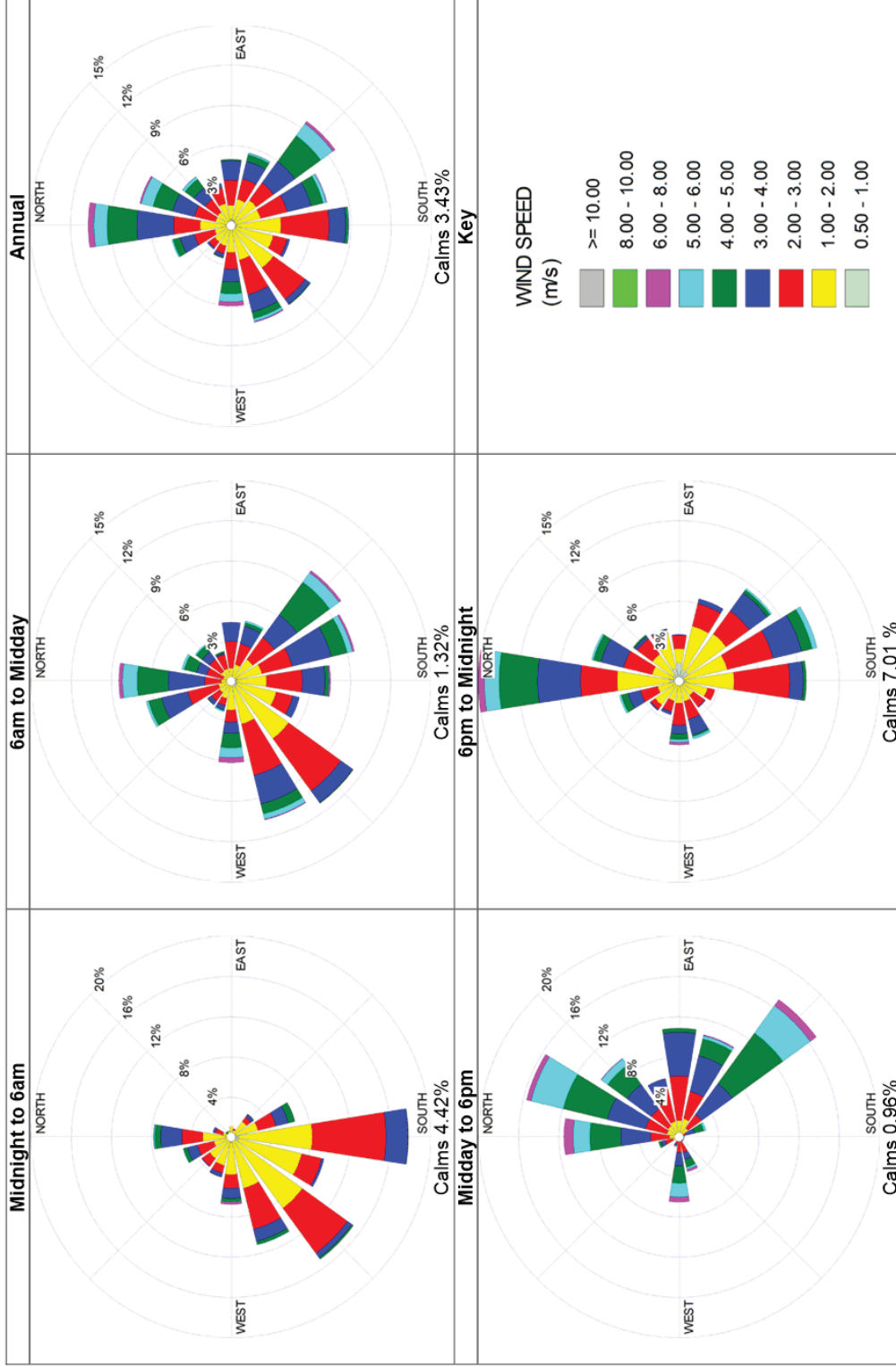


Figure A4.1 Diurnal wind roses for the Site as generated by CALMET

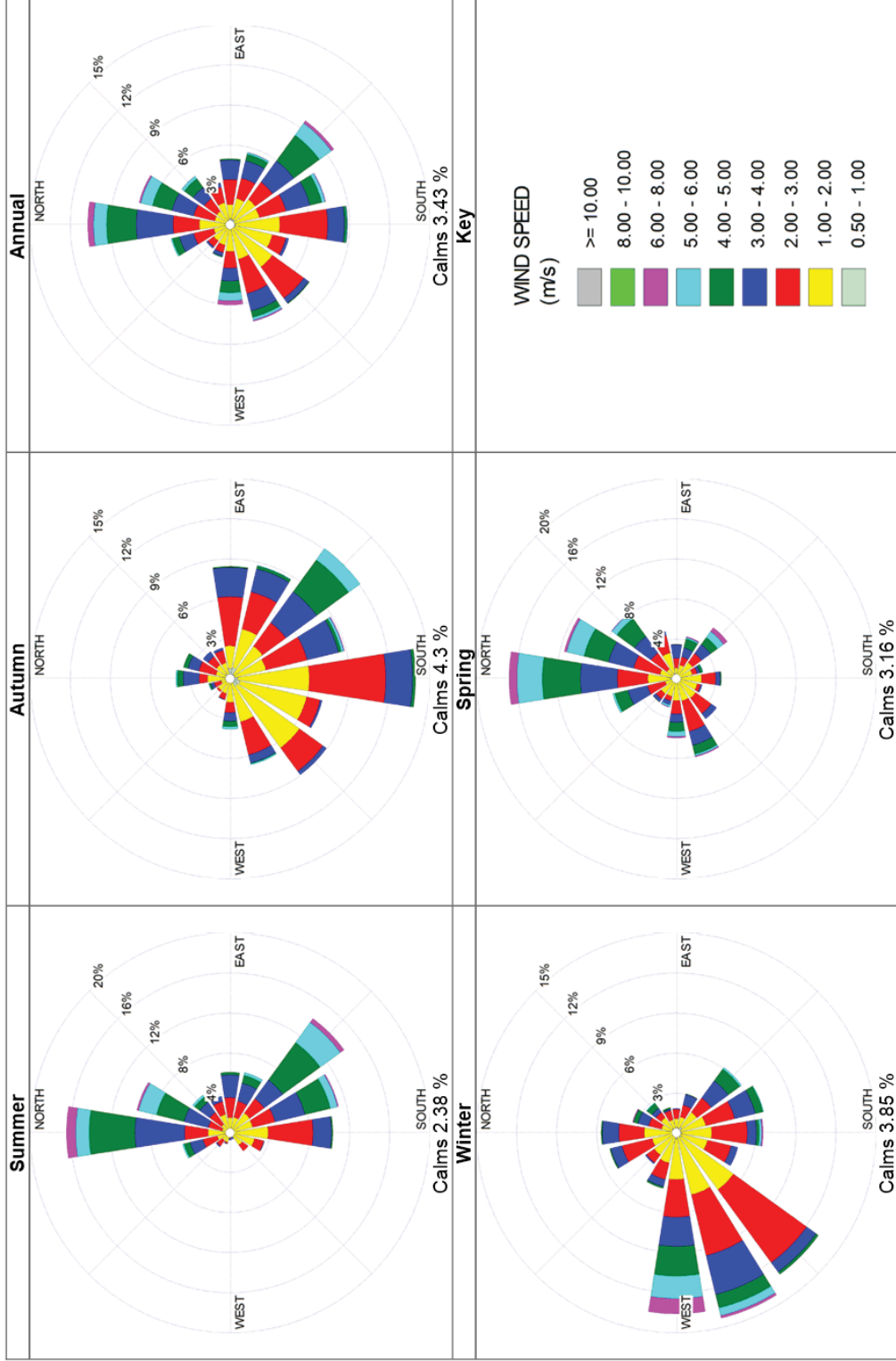


Figure A4.2 Seasonal wind roses for the Site as generated by CALMET

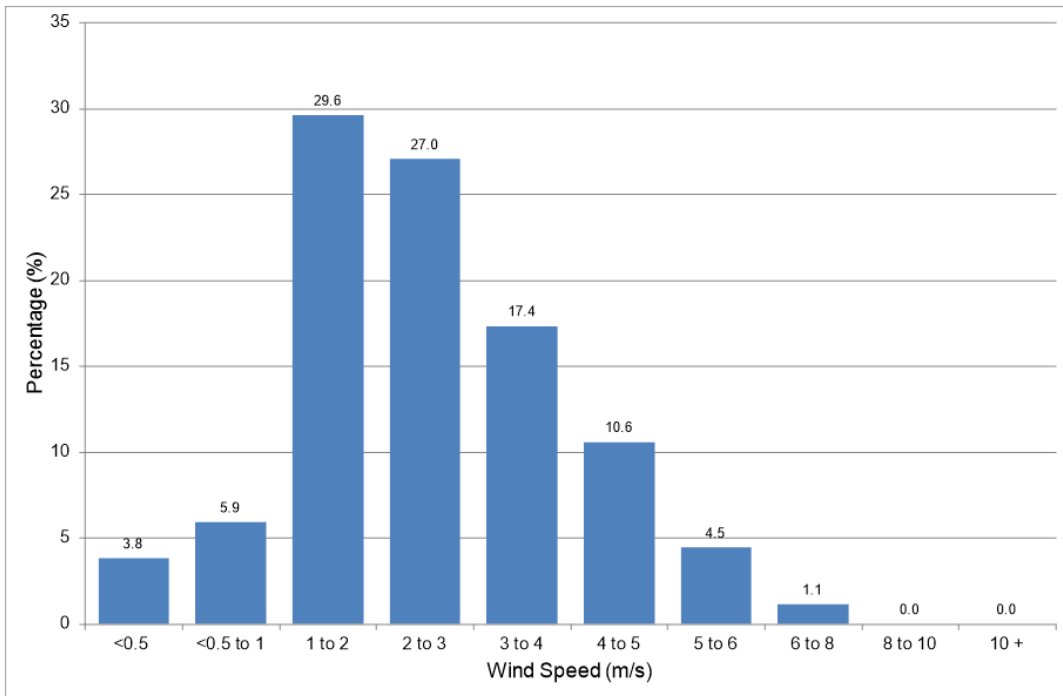


Figure A4.3 Wind frequency graph for the Site as generated by CALMET

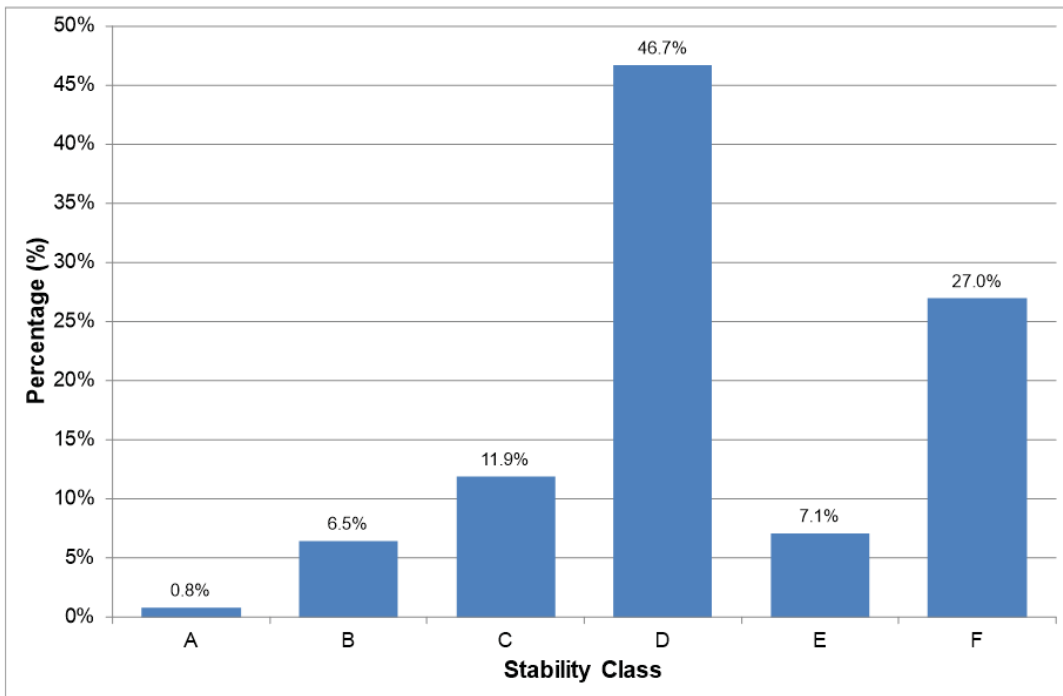


Figure A4.4 Stability Class Histograms for the Site as generated by CALMET

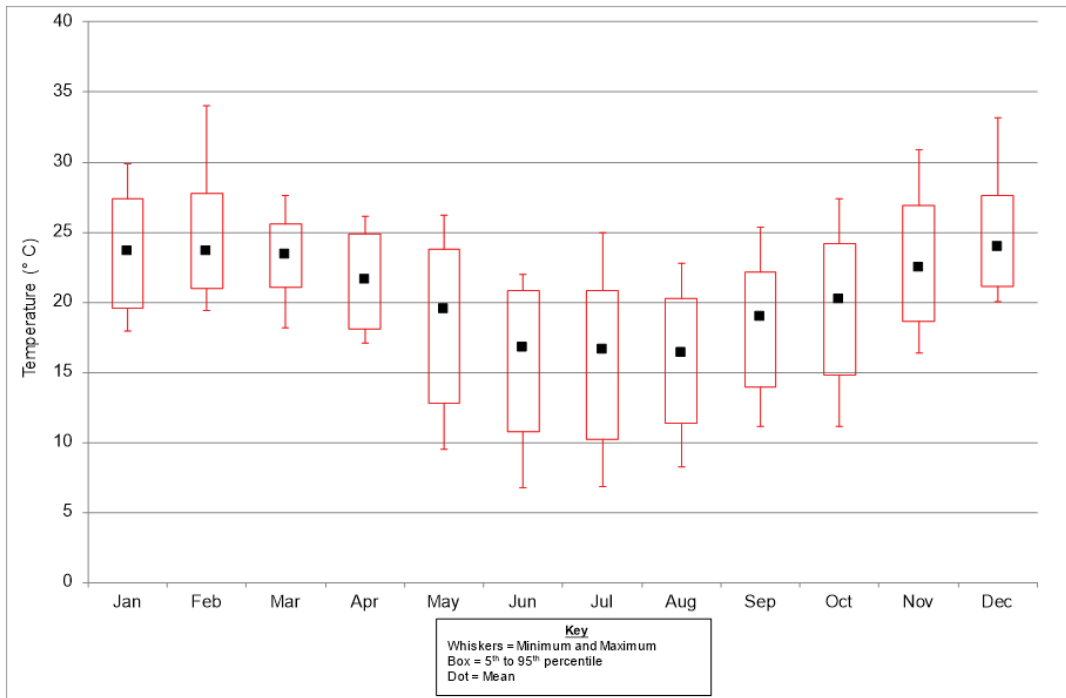


Figure A4.5 Box and Whisker plot of monthly temperature for the Site as generated by CALMET

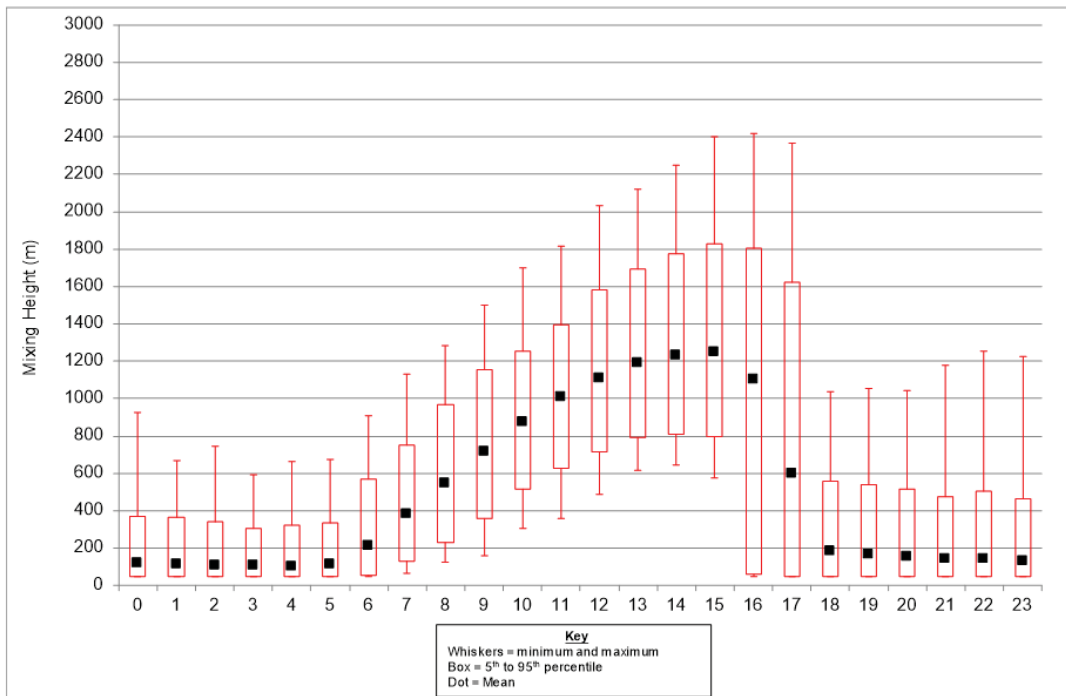


Figure A4.6 Box and Whisker plot of diurnal mixing height for the Site as generated by CALMET

MWA Environmental

ATTACHMENT 5

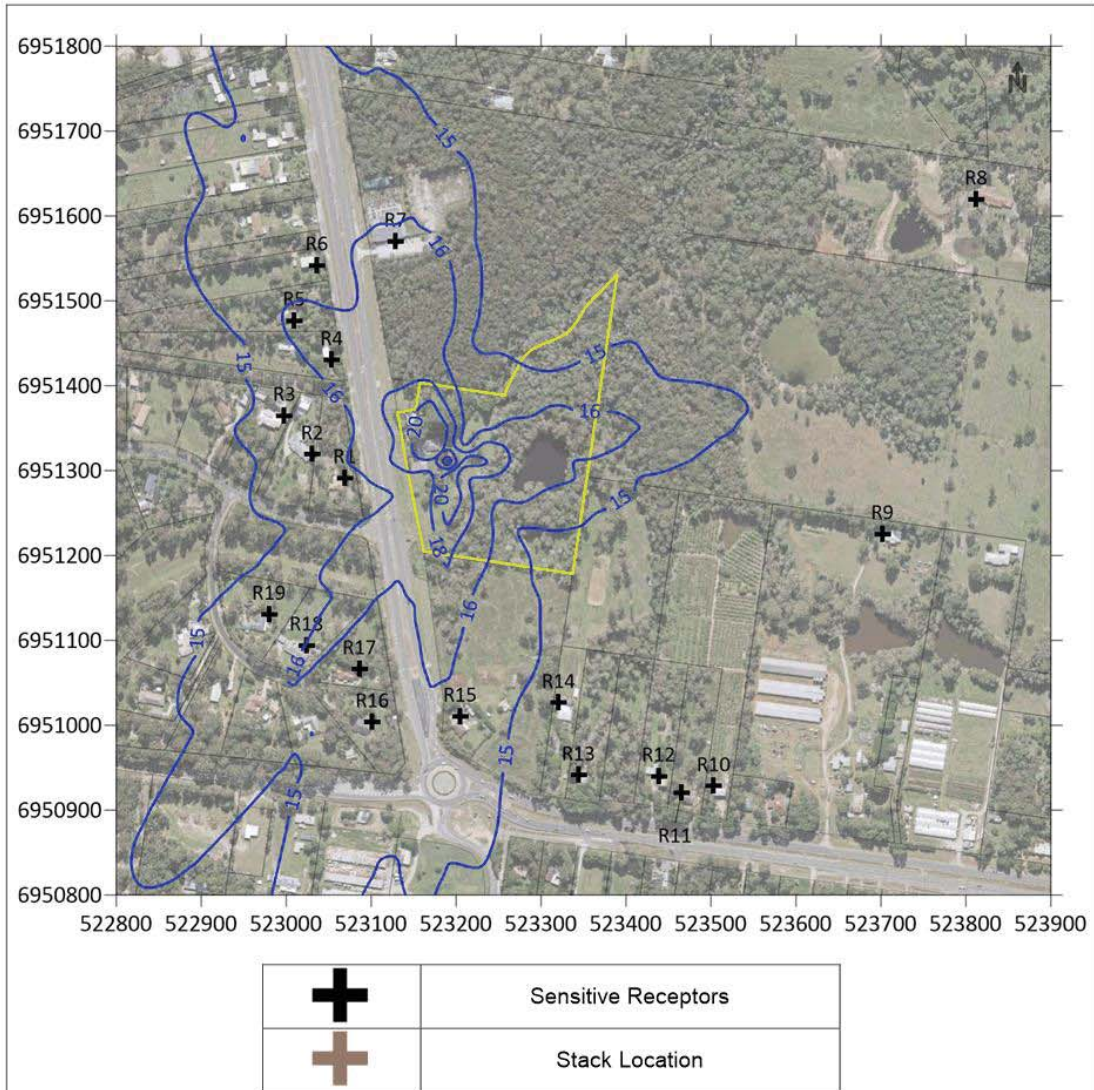
*Predicted Air Pollutant Concentrations
Tabulated Results for All Sensitive Receptors*

Pollutant	Averaging time	Concentrations at Sensitive Receptors (µg/m ³)																	Air Quality Guideline (µg/m ³)			
		R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16	R17		R18	R19	
Acetaldehyde	1 hour	0.0016	0.0013	0.0012	0.0016	0.0015	0.0014	0.0016	0.0007	0.0006	0.0005	0.0005	0.0005	0.0008	0.0009	0.0012	0.0017	0.0016	0.0014	0.0010	0.0010	42
Antimony	1 hour	0.0004	0.0003	0.0003	0.0004	0.0003	0.0003	0.0004	0.0002	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0003	0.0004	0.0004	0.0003	0.0003	0.0002	9
Arsenic	1 hour	3.7E-04	2.9E-04	2.8E-04	3.8E-04	3.4E-04	3.3E-04	3.6E-04	1.6E-04	1.4E-04	1.3E-04	1.1E-04	1.2E-04	1.8E-04	2.0E-04	2.7E-04	3.9E-04	3.6E-04	3.2E-04	3.2E-04	2.3E-04	0.09
	Annual	1.9E-05	1.7E-05	1.5E-05	2.2E-05	1.9E-05	1.5E-05	1.8E-05	2.3E-05	1.9E-05	1.2E-05	1.5E-05	1.7E-05	3.4E-05	4.7E-05	1.1E-05	1.1E-05	1.3E-05	1.0E-05	6.8E-06	6.0E-03	
Benz(a)pyrene (as marker for PAH)	Annual	6.1E-07	4.8E-07	4.6E-07	6.2E-07	5.9E-07	5.4E-07	5.6E-07	2.9E-07	2.2E-07	2.1E-07	1.9E-07	1.9E-07	2.9E-07	3.2E-07	4.9E-07	6.4E-07	5.9E-07	5.2E-07	3.8E-07	3.0E-04	
Beryllium	1 hour	1.7E-05	1.4E-05	1.3E-05	1.8E-05	1.8E-05	1.5E-05	1.7E-05	7.4E-06	6.4E-06	5.9E-06	5.3E-06	6.4E-06	8.3E-06	9.2E-06	1.3E-05	1.8E-05	1.7E-05	1.5E-05	1.1E-05	4.0E-03	
Cadmium	Annual	6.9E-06	6.2E-06	5.5E-06	8.1E-06	5.7E-06	5.4E-06	6.7E-06	8.3E-07	7.0E-07	4.8E-07	5.4E-07	6.1E-07	1.3E-06	1.7E-06	4.0E-06	4.1E-06	4.9E-06	3.7E-06	2.4E-06	6.0E-03	
Carbon monoxide	8 hours	216.4	208.1	200.3	211.1	206.1	204.4	211.4	189.5	187.5	185.1	185.8	189.7	189.7	182.7	204.2	208.8	201.9	209.2	200.1	11,000	
Chromium VI	1 hour	1.7E-04	1.4E-04	1.3E-04	1.8E-04	1.6E-04	1.5E-04	1.7E-04	7.4E-05	6.4E-05	5.9E-05	5.3E-05	6.4E-05	8.3E-05	9.2E-05	1.3E-04	1.8E-04	1.7E-04	1.5E-04	1.1E-04	4.0E-02	
Copper/fumes	1 hour	3.4E-04	2.6E-04	2.5E-04	3.4E-04	3.1E-04	3.0E-04	3.3E-04	1.4E-04	1.2E-04	1.1E-04	1.0E-04	1.0E-04	1.6E-04	1.8E-04	2.5E-04	3.6E-04	3.3E-04	2.9E-04	2.1E-04	3.7	
Dioxins and furans (as TCDD TEQ)	1 hour	1.7E-08	1.4E-08	1.3E-08	1.8E-08	1.8E-08	1.5E-08	1.7E-08	7.4E-09	6.4E-09	5.9E-09	5.3E-09	6.4E-09	8.3E-09	9.2E-09	1.3E-08	1.8E-08	1.7E-08	1.5E-08	1.1E-08	2.0E-06	
Formaldehyde	30-minute	5.4E-04	4.2E-04	4.1E-04	5.9E-04	4.9E-04	4.8E-04	6.2E-04	2.3E-04	2.0E-04	1.8E-04	1.6E-04	1.7E-04	2.9E-04	2.9E-04	4.0E-04	6.7E-04	6.2E-04	4.6E-04	3.4E-04	110	
	24 hours	1.5E-04	1.4E-04	1.1E-04	2.3E-04	1.9E-04	1.4E-04	2.0E-04	4.5E-05	4.1E-05	2.8E-05	2.8E-05	2.9E-05	4.8E-05	7.1E-05	1.3E-04	1.6E-04	1.3E-04	1.9E-04	1.4E-04	54	
Hydrogen chloride	1 hour	0.9	0.7	0.7	0.9	0.8	0.8	0.9	0.4	0.3	0.3	0.3	0.3	0.4	0.5	0.7	0.9	0.9	0.8	0.6	140	
	24-hour	3.0E-03	2.8E-03	2.1E-03	4.5E-03	3.7E-03	2.8E-03	3.8E-03	8.9E-04	8.0E-04	5.0E-04	5.4E-04	5.7E-04	9.4E-04	1.4E-03	2.5E-03	3.0E-03	2.5E-03	3.9E-03	2.8E-03	2.9	
Hydrogen Fluoride	30 day	8E-04	9E-04	8E-04	9E-04	7E-04	7E-04	1E-03	1E-04	1E-04	5E-05	6E-05	6E-05	1E-04	2E-04	6E-04	7E-04	7E-04	5E-04	3E-04	0.84	
	90 day	8E-04	8E-04	5E-04	8E-04	6E-04	6E-04	8E-04	1E-04	7E-05	4E-05	8E-05	8E-05	1E-04	2E-04	4E-04	8E-04	8E-04	4E-04	2E-04	0.67/0.1	
Lead	Annual	4.1E-05	3.7E-05	3.3E-05	4.9E-05	3.4E-05	3.2E-05	4.0E-05	5.0E-06	4.2E-06	2.7E-06	3.2E-06	3.7E-06	7.3E-06	1.0E-05	2.4E-05	2.4E-05	2.9E-05	2.2E-05	1.4E-05	0.5	
Nickel	Annual	2.4E-05	2.2E-05	1.9E-05	2.8E-05	2.0E-05	1.8E-05	2.3E-05	2.9E-06	2.4E-06	1.9E-06	1.9E-06	2.1E-06	4.3E-06	6.0E-06	1.4E-05	1.4E-05	1.7E-05	1.3E-05	8.3E-06	0.02	
Nitrogen dioxide	1 hour	48.1	43.5	42.9	48.5	46.3	45.7	47.5	35.6	34.3	33.7	33.0	33.1	39.7	37.9	42.3	48.4	47.9	45.0	40.0	250	
	Annual	11.4	11.3	11.2	11.6	11.2	11.2	11.4	10.4	10.4	10.4	10.4	10.4	10.5	10.6	10.9	10.9	11.1	10.9	10.7	62	
PM ₁₀	24 hours	15.7	15.0	15.2	16.6	16.1	15.6	16.2	14.5	14.5	14.3	14.3	14.3	14.5	14.8	15.5	15.8	15.5	16.1	15.5	50	
	Annual	12.4	12.4	12.4	12.5	12.4	12.4	12.4	12.2	12.2	12.2	12.2	12.2	12.2	12.2	12.3	12.3	12.4	12.3	12.3	25	
PM _{2.5}	24 hours	7.7	7.6	7.2	8.6	8.1	7.8	8.2	6.5	6.5	6.3	6.3	6.3	6.5	6.8	7.5	7.8	7.5	8.1	7.5	25	
	Annual	5.4	5.4	5.4	5.5	5.4	5.4	5.4	5.2	5.2	5.2	5.2	5.2	5.2	5.3	5.3	5.3	5.4	5.3	5.3	8	
Sulphur dioxide	1 hour	7.8	7.2	7.1	7.8	7.5	7.5	7.7	6.3	6.1	6.1	6.0	6.0	6.4	6.6	7.1	7.9	7.7	7.4	6.8	570	
	24 hours	5.4	5.4	5.1	5.9	5.6	5.4	5.7	4.8	4.8	4.7	4.7	4.7	4.8	4.9	5.3	5.4	5.3	5.6	5.3	230	
	Annual	2.8	2.8	2.8	2.9	2.8	2.8	2.8	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.8	2.8	2.8	2.8	2.7	57	

MWA Environmental

ATTACHMENT 6

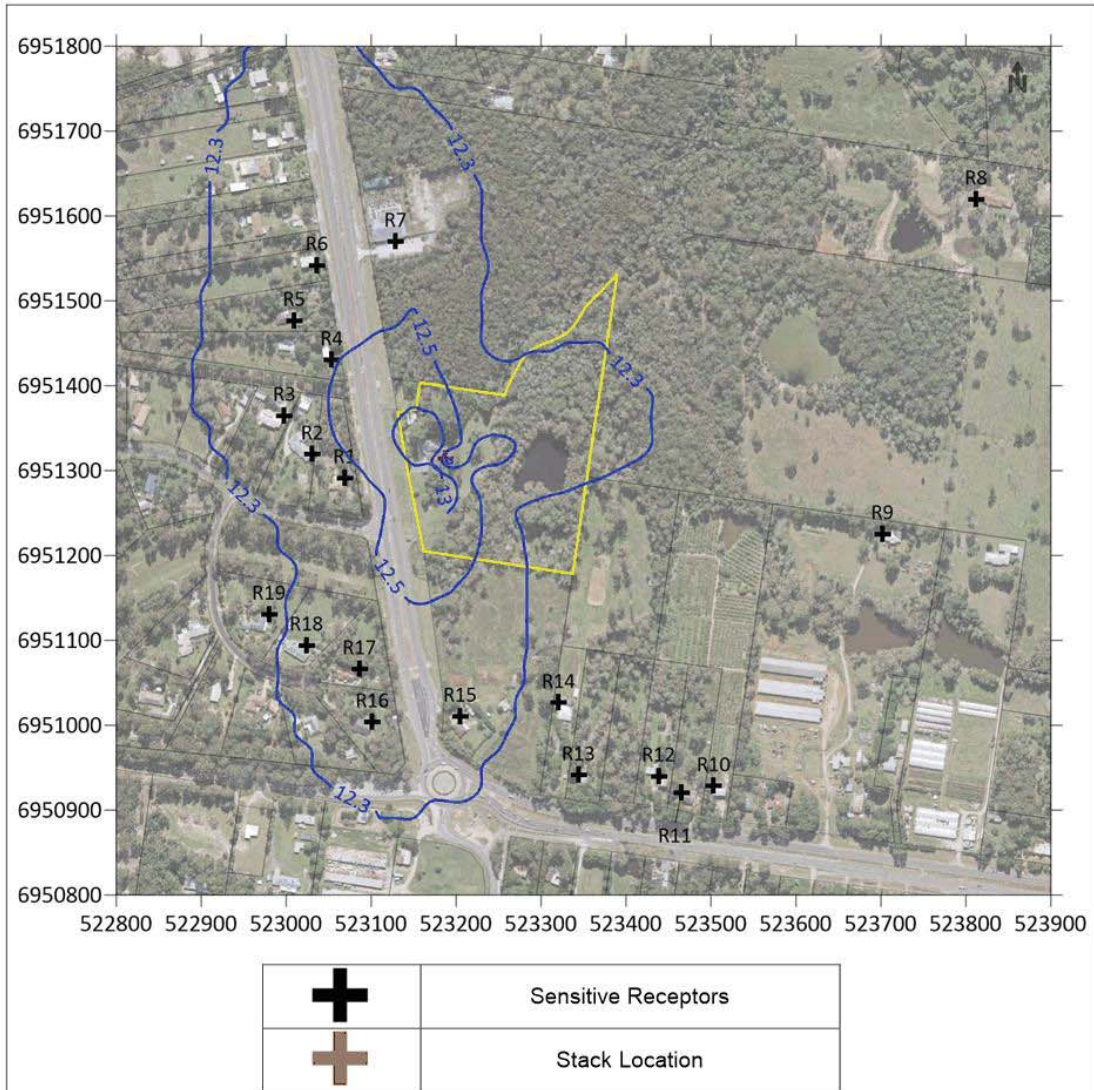
CALPUFF Contour Plots



Alexandra Hills 18-156

Maximum PM₁₀ 24-hour average ground level concentrations including ambient

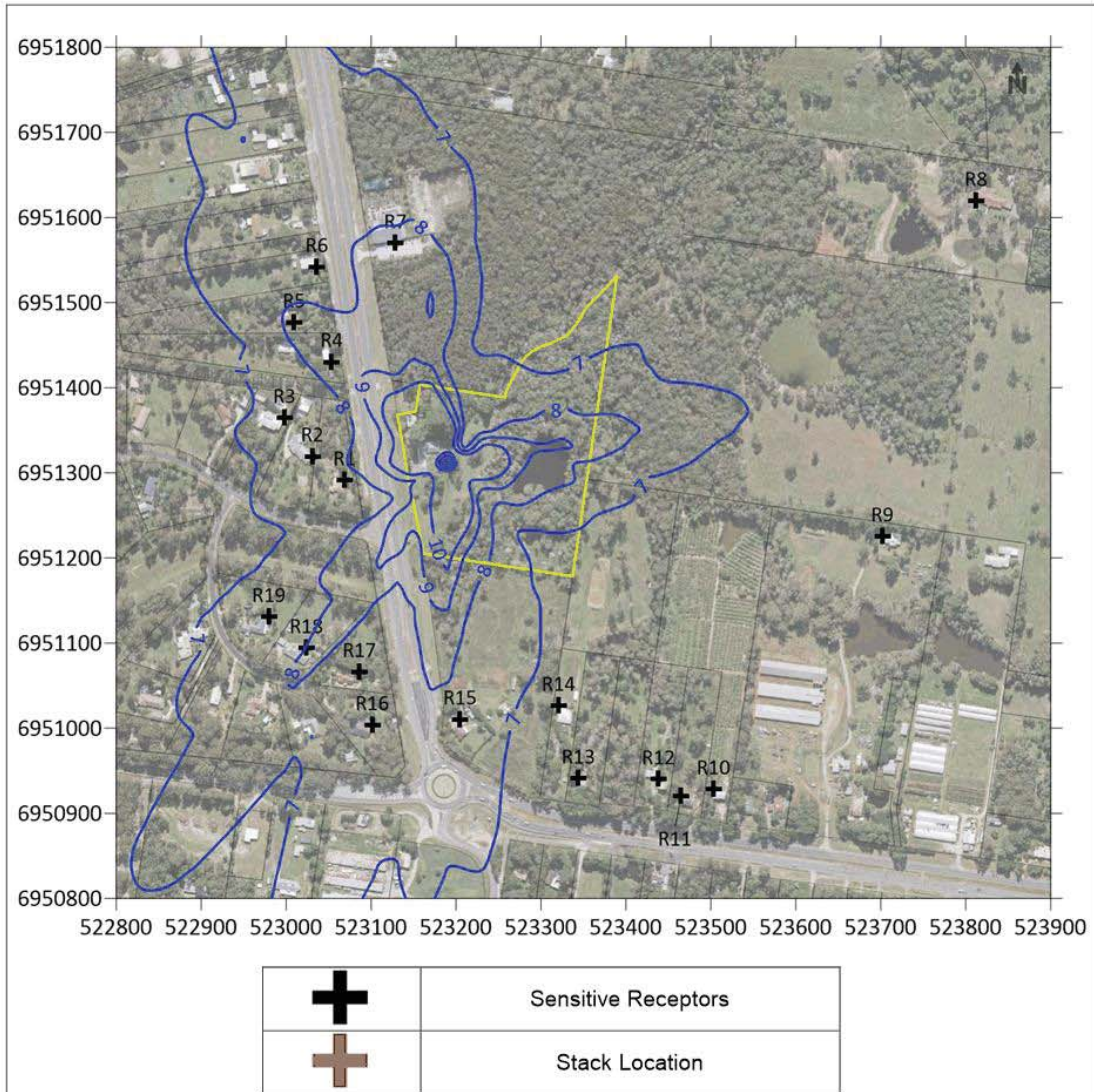
Figure A6.1	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	PM ₁₀	24-hour Maximum	50	µg/m ³	2019-03-01



Alexandra Hills 18-156


Annual average PM₁₀ ground level concentrations including ambient

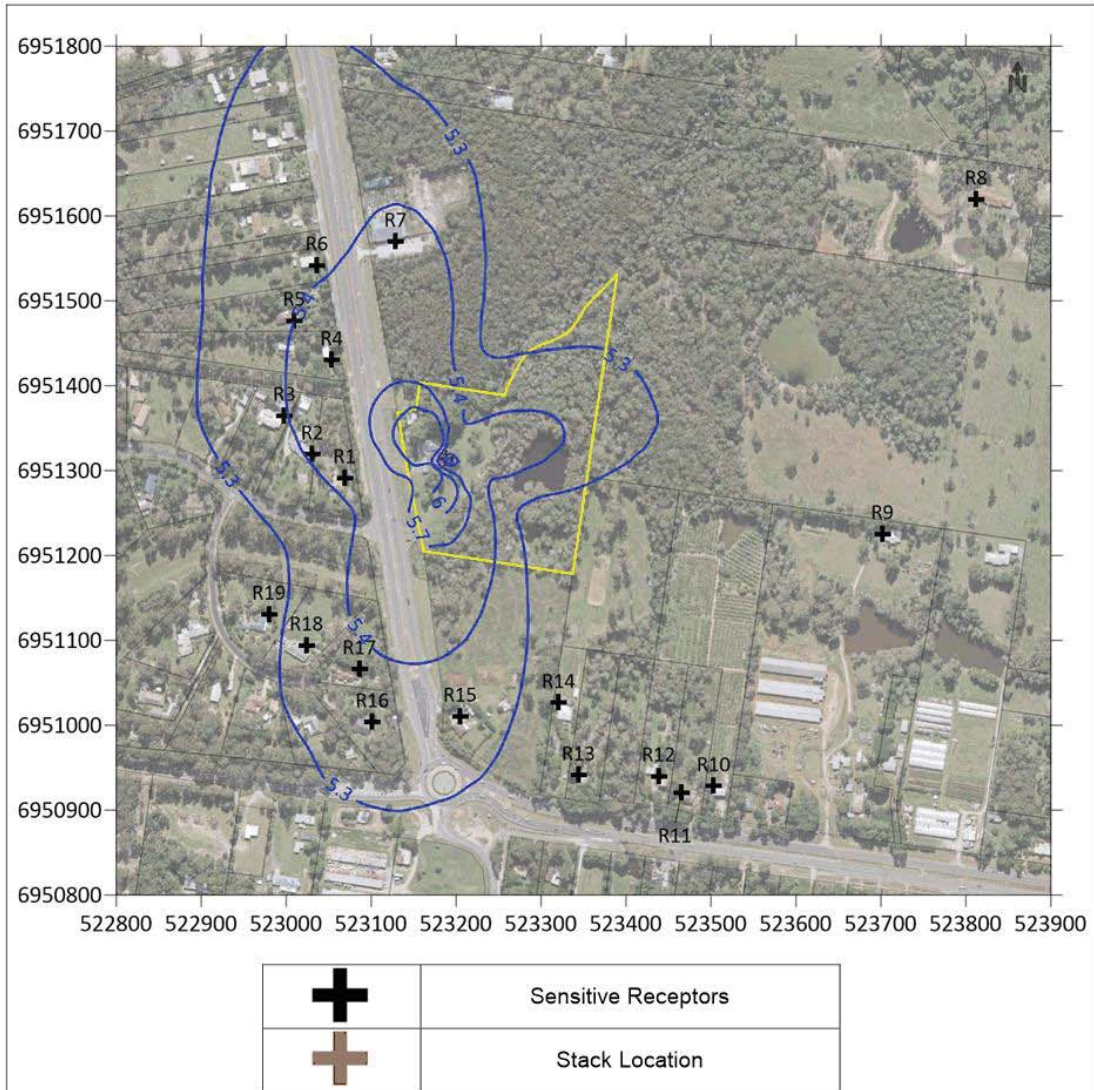
Figure A6.2	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	PM ₁₀	Annual	25	µg/m ³	2019-03-01



Alexandra Hills 18-156


Maximum PM_{2.5} 24-hour average ground level concentrations including ambient

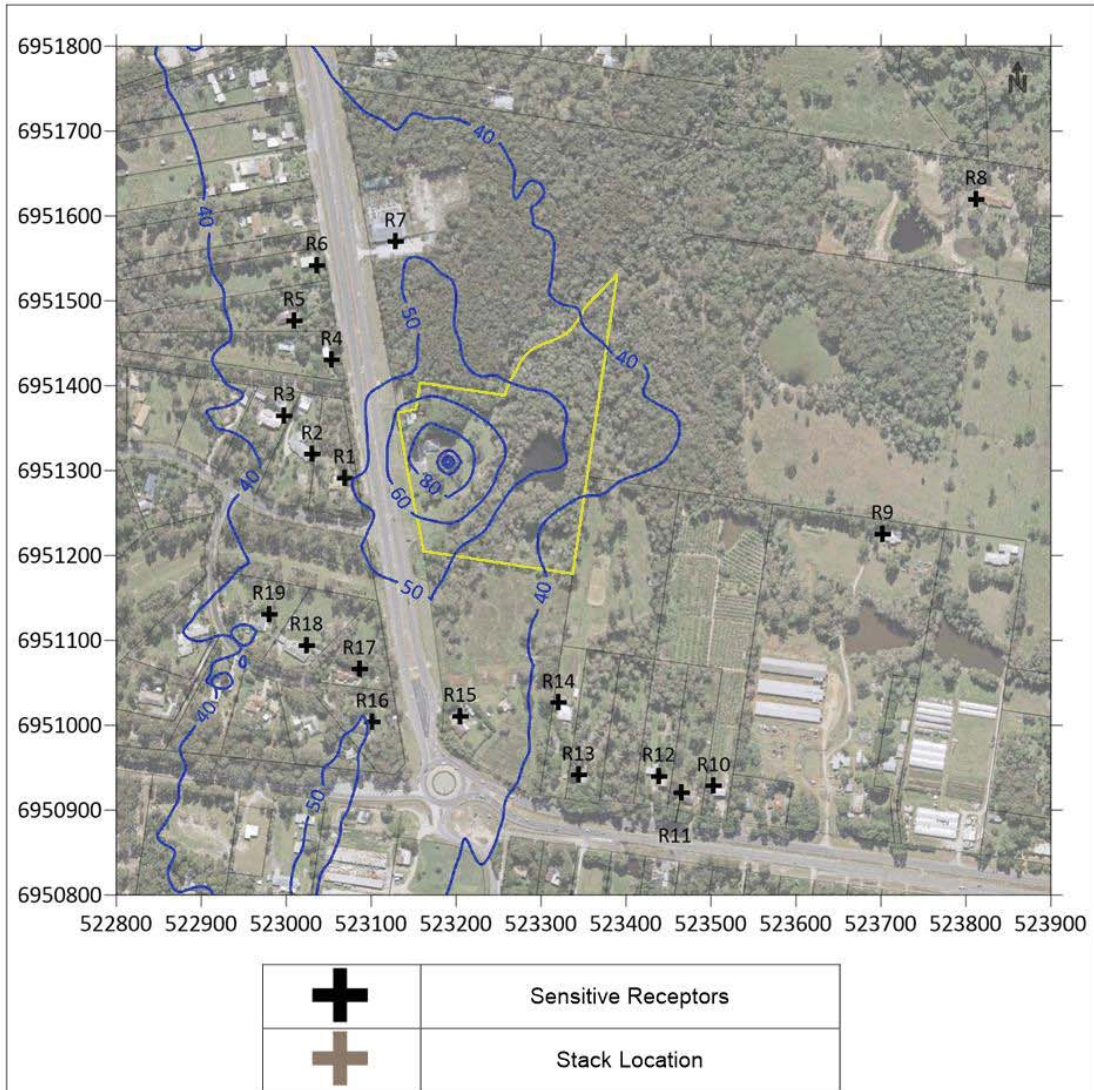
Figure A6.3	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	PM _{2.5}	24-hour Maximum	25	µg/m ³	2019-03-01



Alexandra Hills 18-156


Annual average PM_{2.5} ground level concentrations including ambient

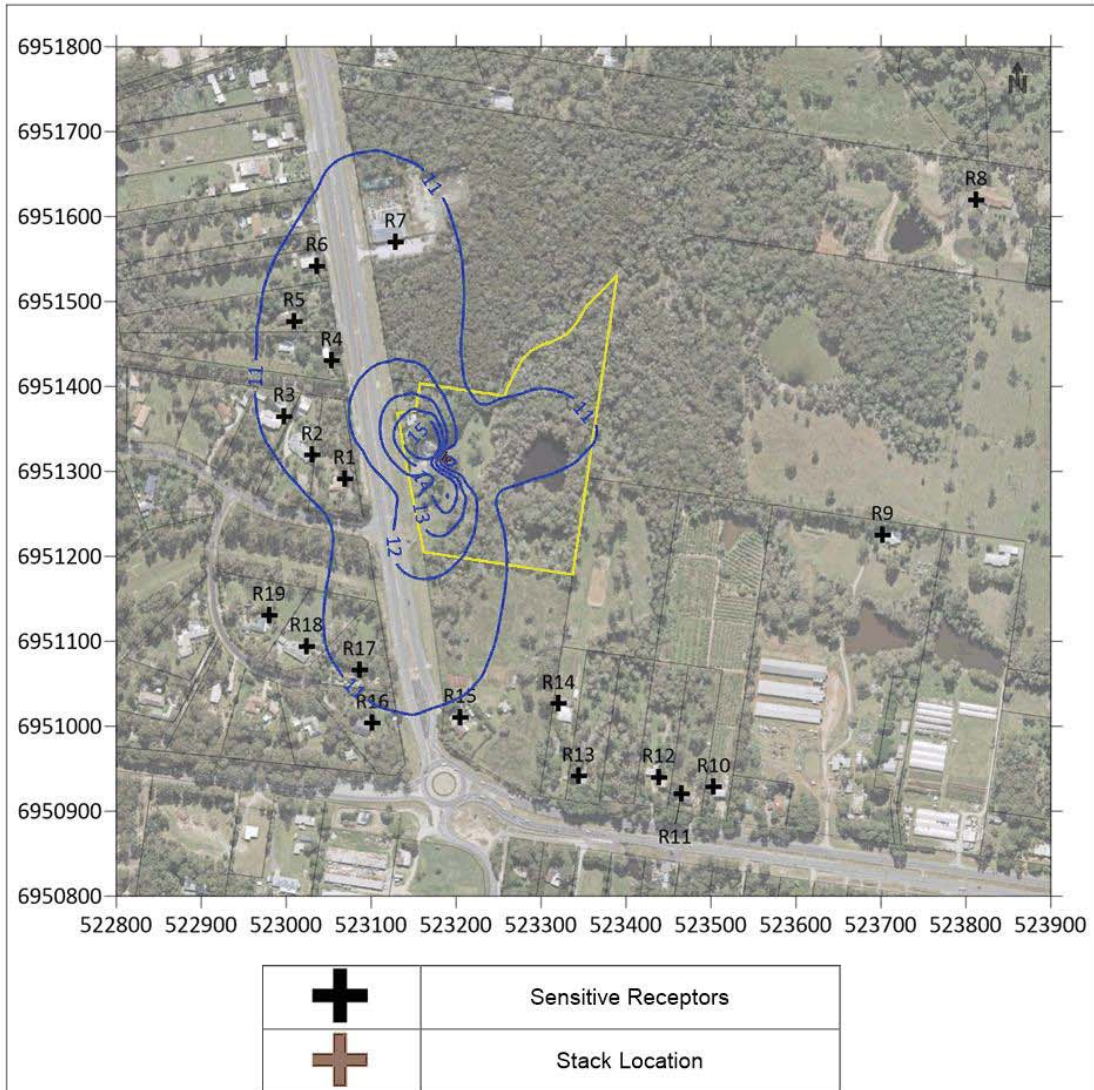
Figure A6.4	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	PM _{2.5}	Annual Average	8	µg/m ³	2019-03-01



Alexandra Hills 18-156


1-hour average 99.9th percentile ground level concentrations of Nitrogen Dioxide including ambient

Figure A6.5	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	Nitrogen Dioxide	1-hour average 99.9 th percentile	250	µg/m ³	2019-03-01



Alexandra Hills 18-156

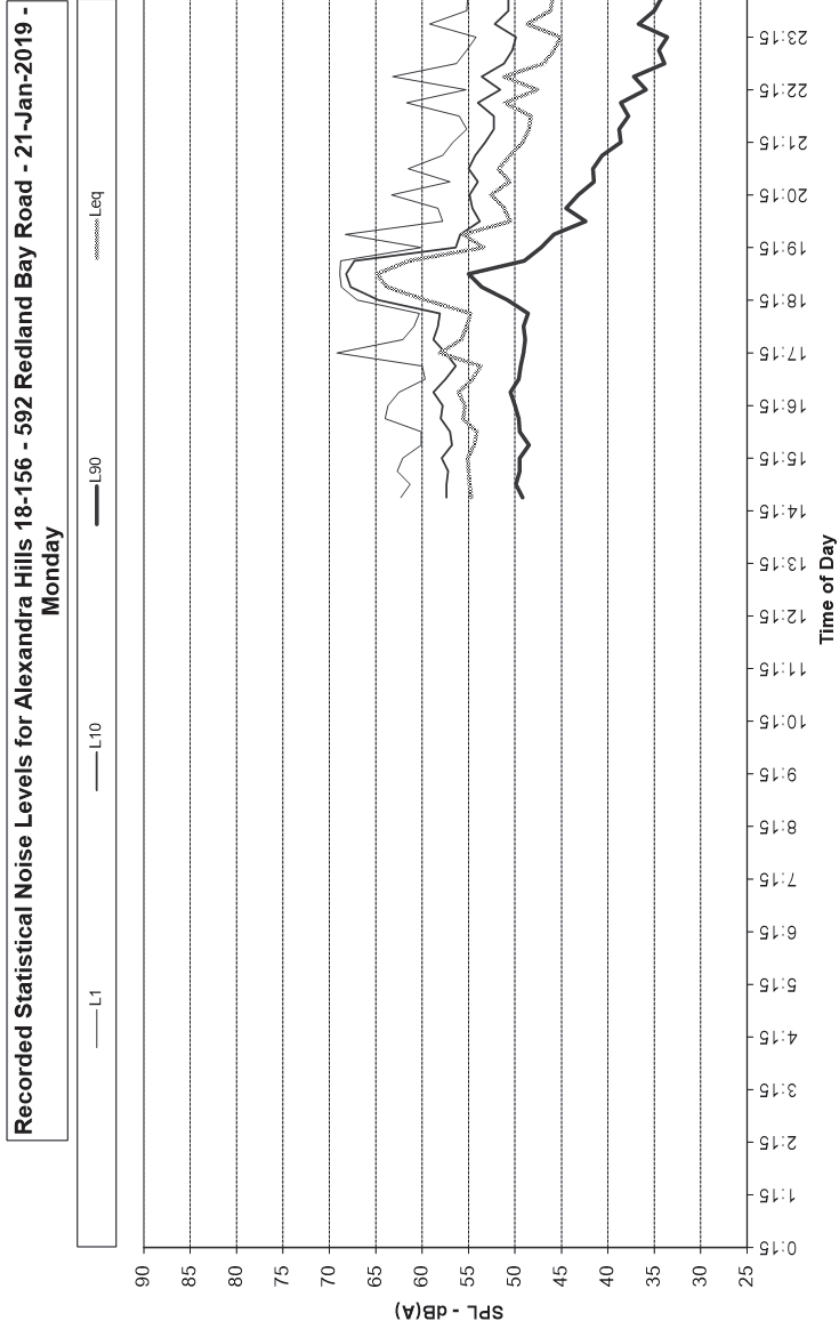
Annual average ground level concentrations of Nitrogen Dioxide including ambient

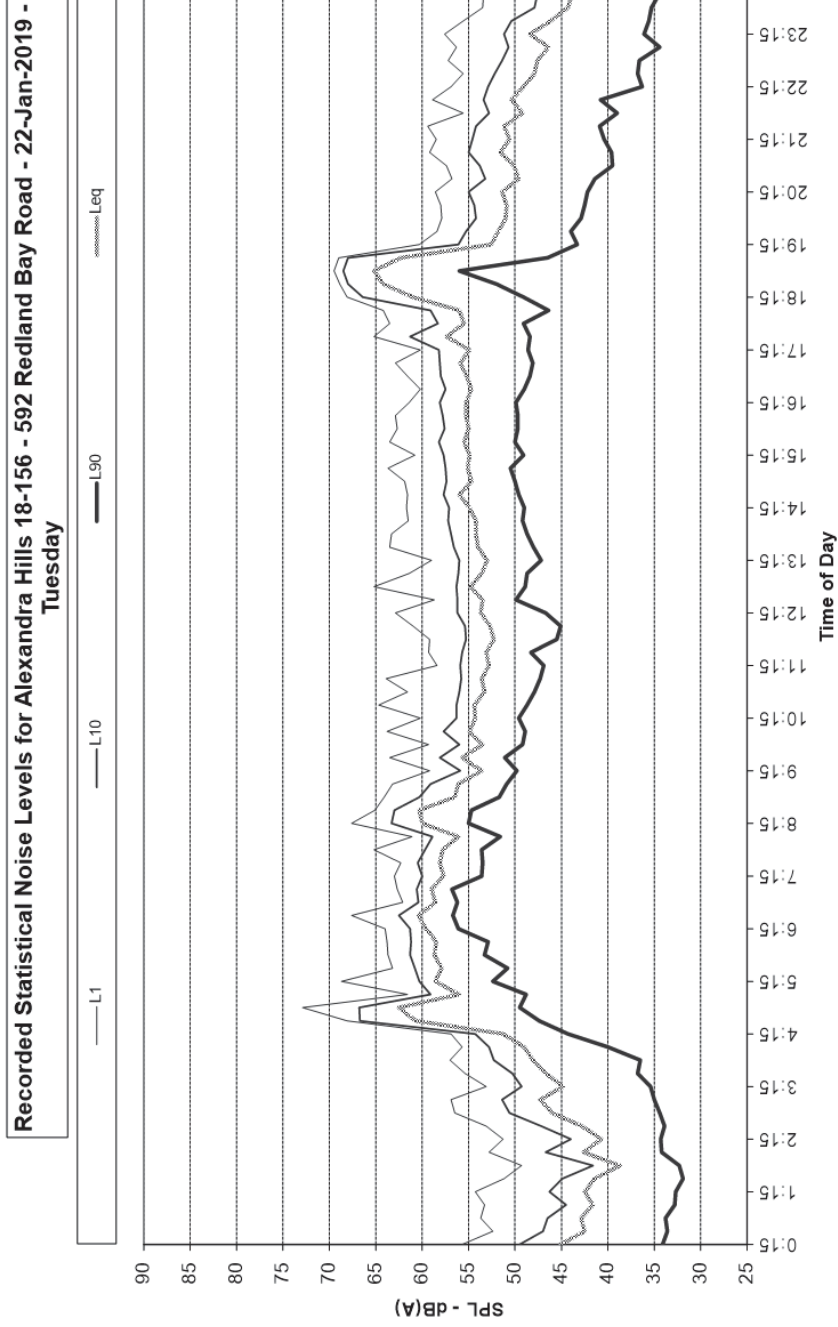
Figure A6.6	Source	Pollutant	Averaging Period	Guideline	Units	Date
	Pet Cremator	Nitrogen Dioxide	Annual Average	62	$\mu\text{g}/\text{m}^3$	2019-03-01

MWA Environmental

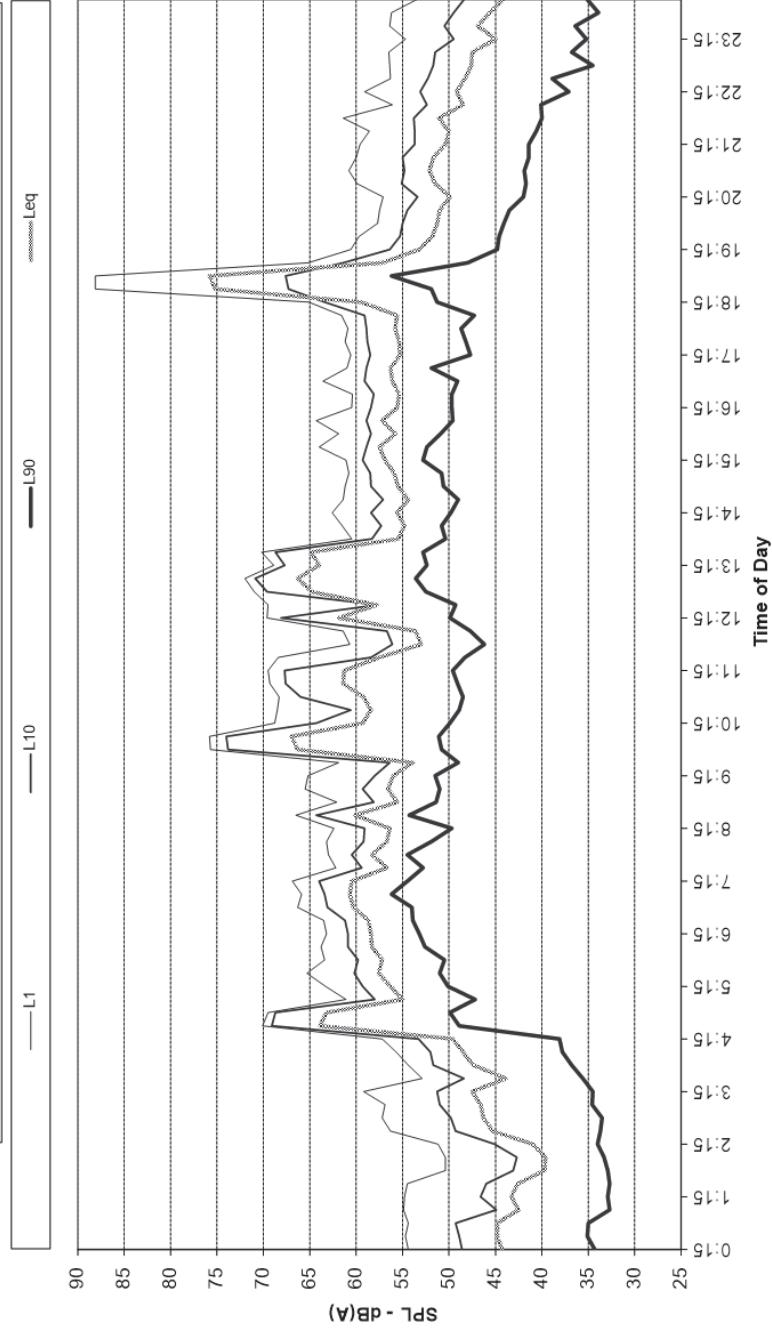
ATTACHMENT 7

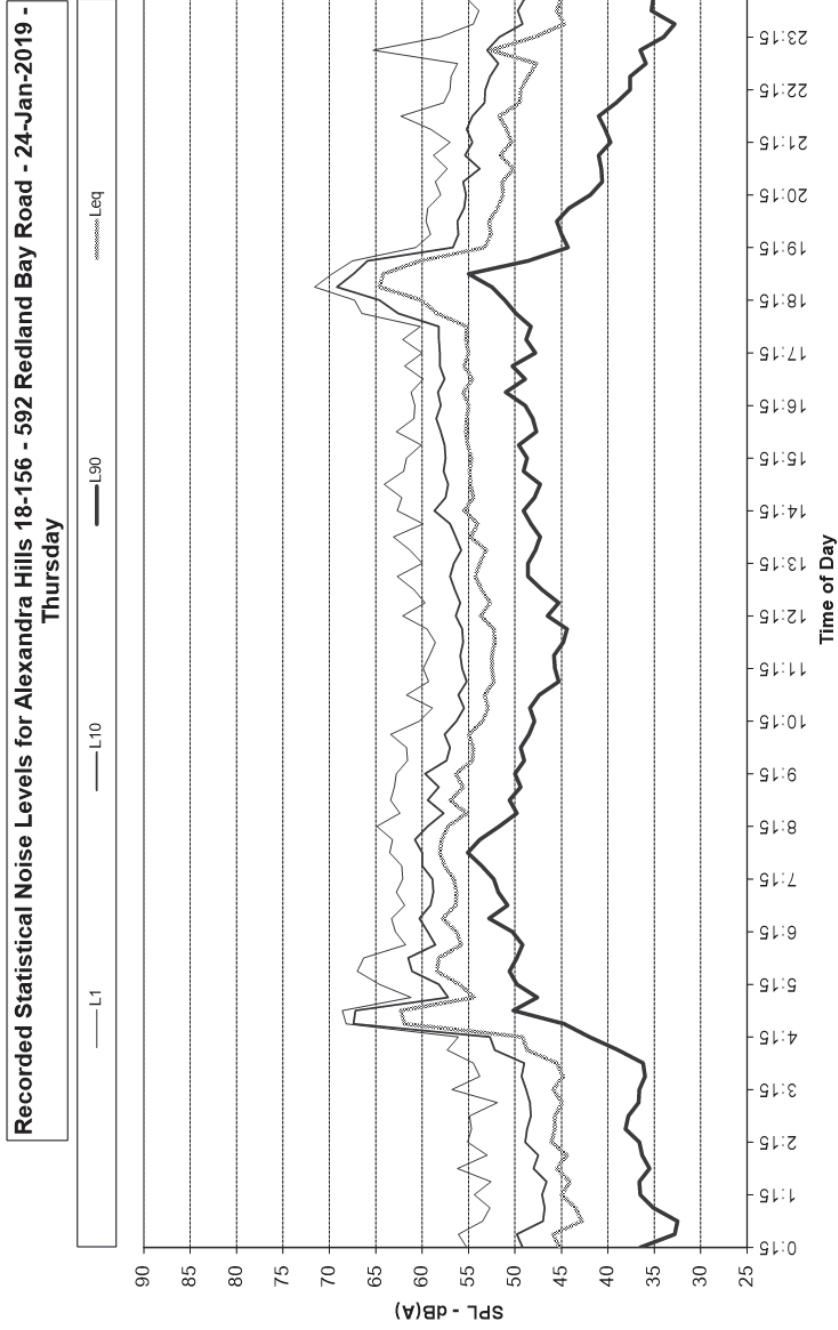
Noise Datalogging Charts



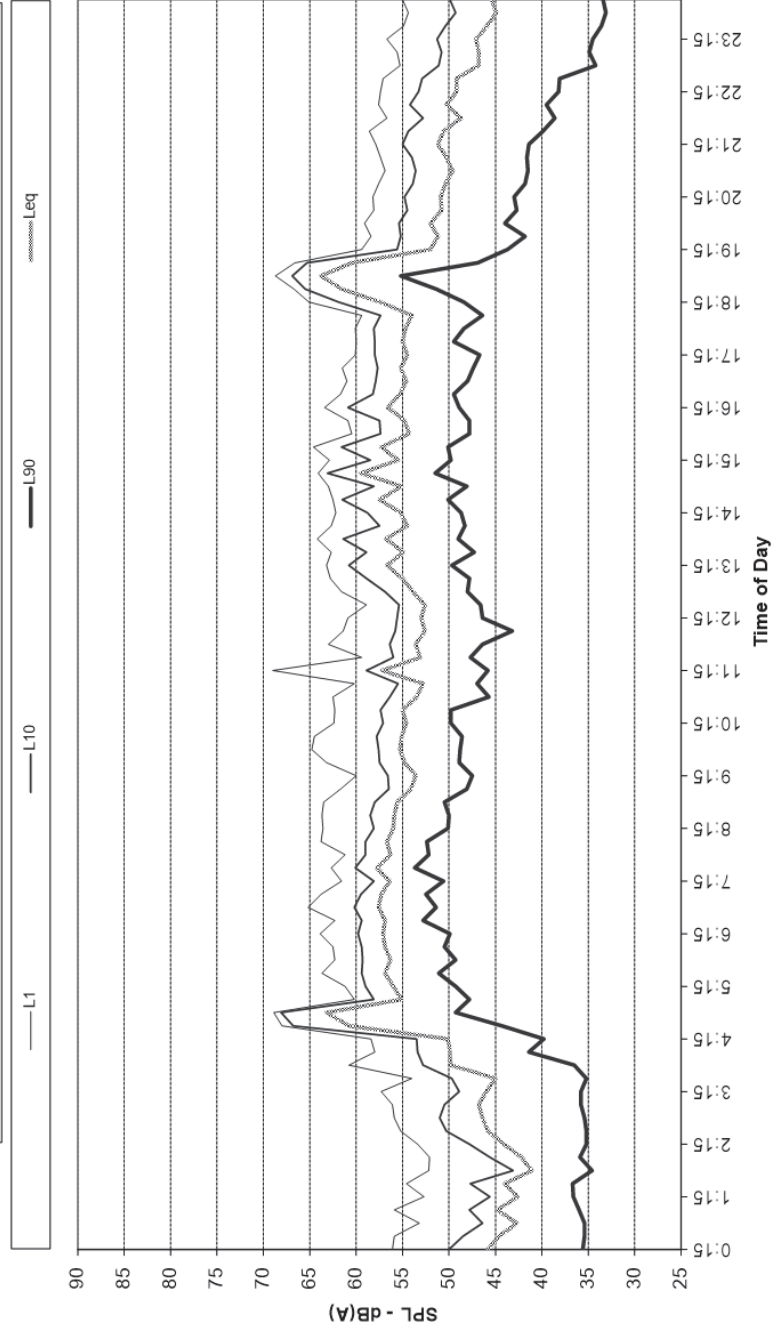


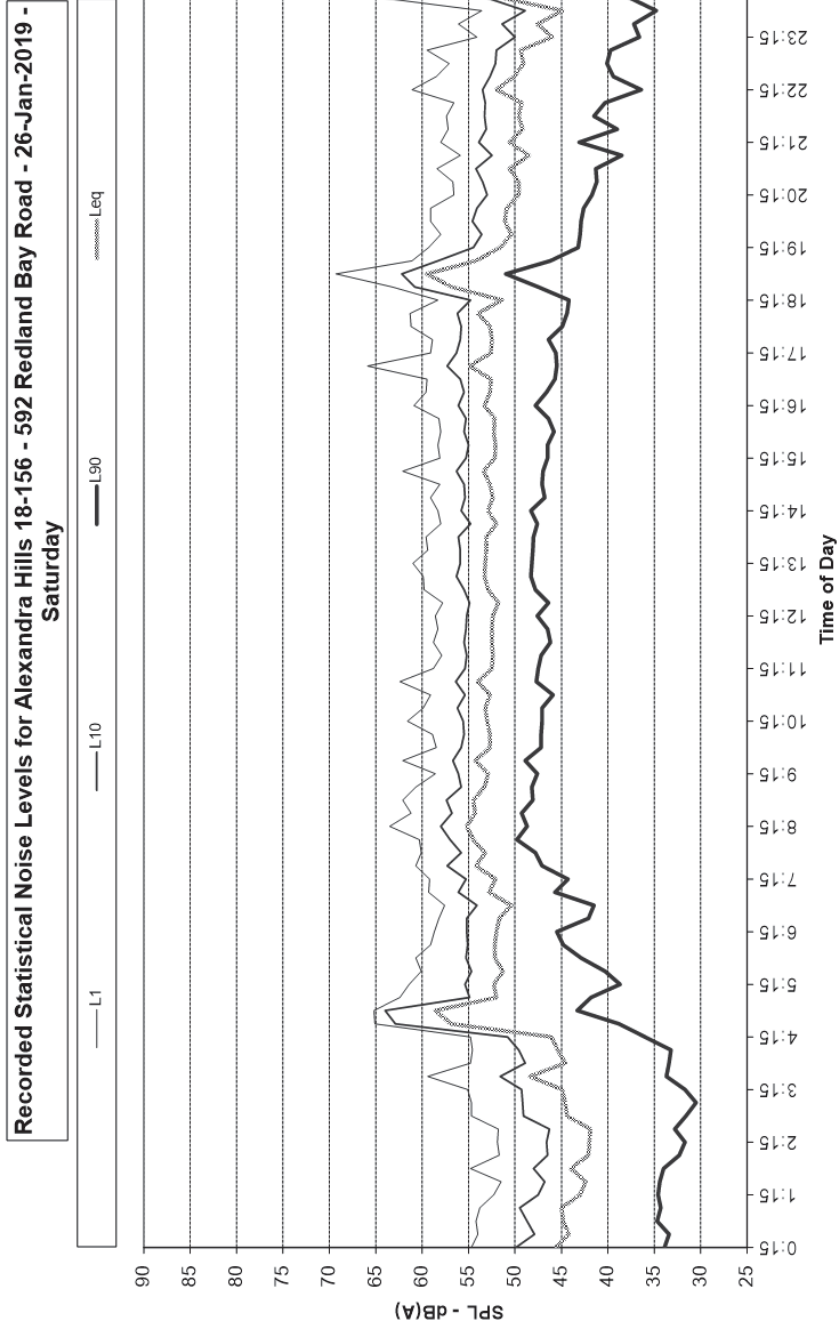
Recorded Statistical Noise Levels for Alexandra Hills 18-156 - 592 Redland Bay Road - 23-Jan-2019 - Wednesday

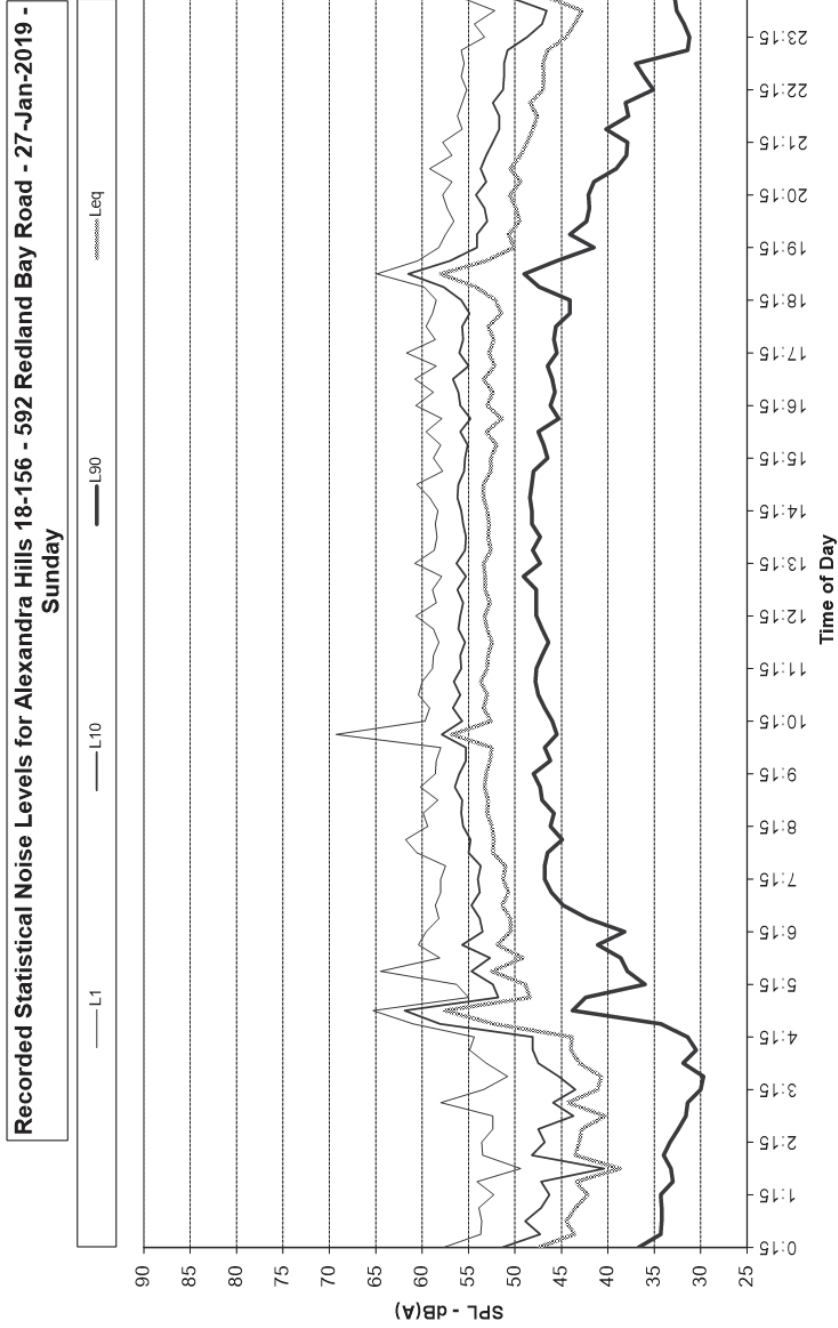


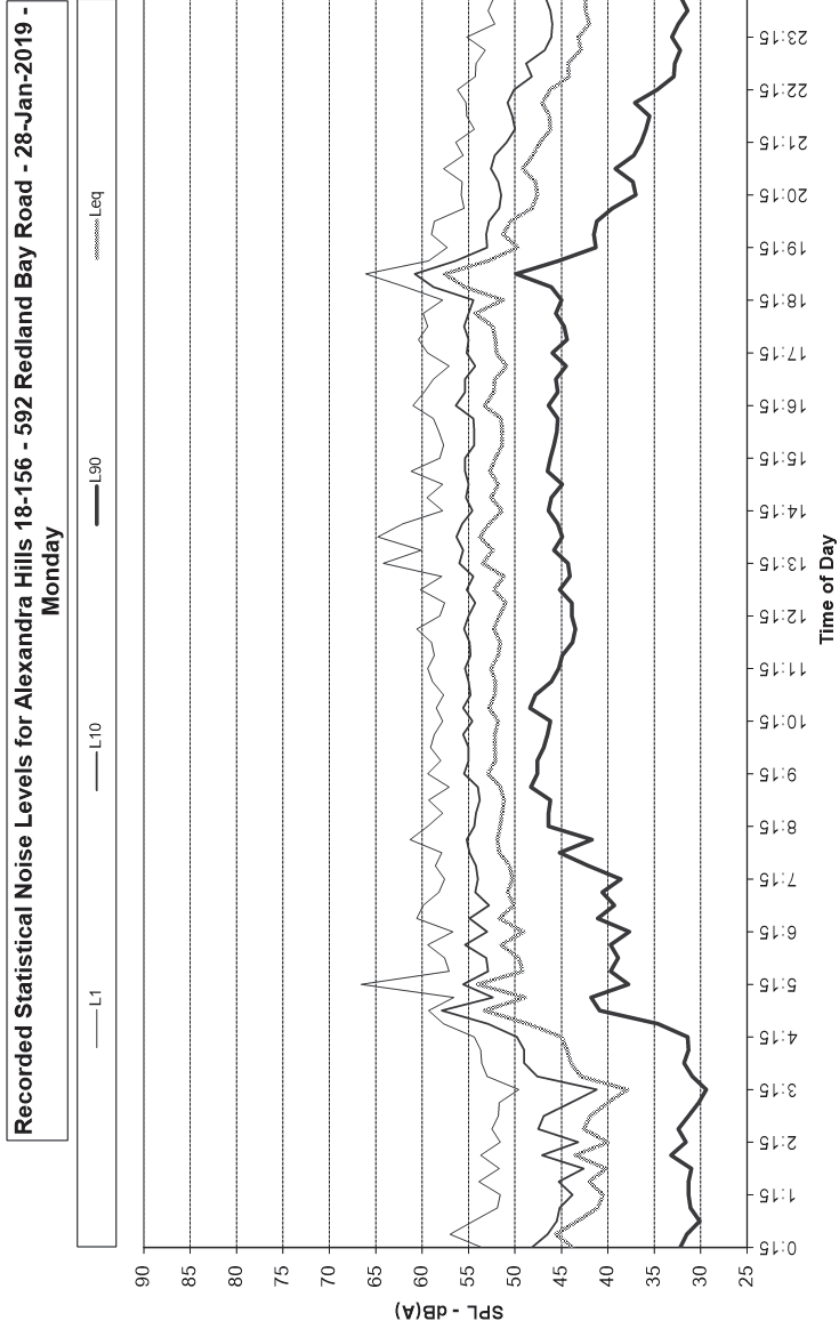


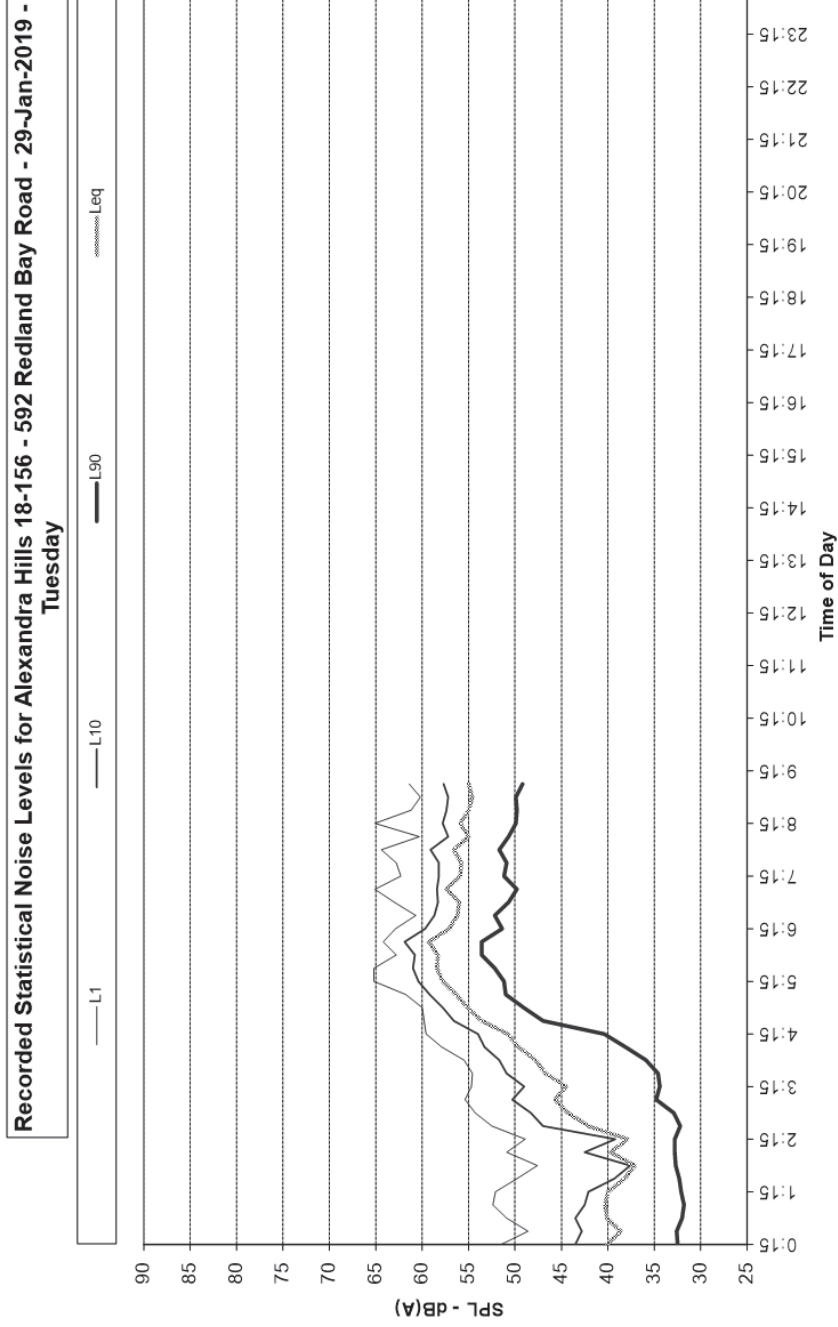
Recorded Statistical Noise Levels for Alexandra Hills 18-156 - 592 Redland Bay Road - 25-Jan-2019 - Friday











Attachment 6 - Preliminary Arborists Report

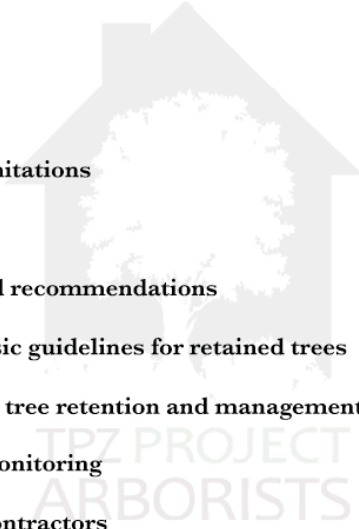
**592-602 Redland Bay Road,
Alexandra Hills**



Provided for:
Interact Building Design

By:
TPZ Project Arborists
Thursday, 6 September 2018

Preliminary Arborists Report



introduction	3
objectives	3
methodology and limitations	3
the trees	4
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explanations and basic guidelines for retained trees	6
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further inspection/monitoring	7
notes for engaging contractors	7
caveat	7
disclaimer	7
project arborist	7
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Preliminary Arborists Report

report no: TPZ 9.20
project arborist: David Gunter
date of visit: 5/9/18
customer: Interact Building Design
site address: 592-602 Redland Bay Road, Alexandra Hills
site contact: Nic Sheldrake
email: nic@interactdesign.com.au

introduction

Nic Sheldrake contacted TPZ Project Arborists in August 2018 on behalf of Interact Building Design (hereafter referred to as "the Client") regarding trees located at 592-602 Redland Bay Road, Alexandra Hills (hereafter referred to as "the site"). There are plans to develop the site, with renovation of an existing out-building and repurposing into a Pet Crematorium proposed.

Redland City Council have requested (MCU18/0167) a Tree Plot to show trees within twenty (20) metres of the proposed work, said trees to be identified and their status as koala fodder trees (or not) indicated.

objectives

- I. Plot trees within twenty metres of the proposed work.
- II. Identify tree species and nominate as koala fodder trees as appropriate.
- III. Identify any trees nominated for removal.
- IV. Provide recommendations for arboricultural work if required.

methodology and limitations

- We visited the site on the 5th of September 2018.
- The trees were assessed visually from the ground based upon plans provided by the Client.
- Plant identification was completed on site using visual indicators (bark, foliage). No samples were taken.
- No internal, aerial or below ground investigations were carried out.
- All measurements (other than DBH) are estimated.
- Tree data was recorded electronically on site and is presented below in Table 1.
- Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) were calculated using the Queensland Arboricultural Associations (QAA) online calculator.

Preliminary Arborists Report

the trees



Fig. 1: Shows the site and the area of interest (outlined in red).¹

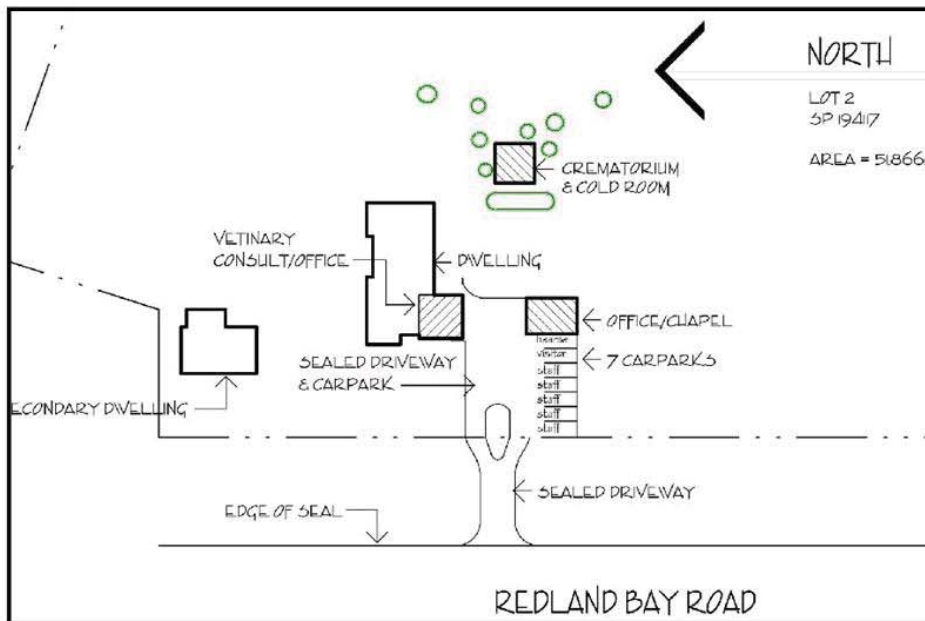


Fig. 2: Shows a site plan with the proposed crematorium and surrounding trees outlined in Green.

¹ Courtesy of Google Earth 2018

Preliminary Arborists Report

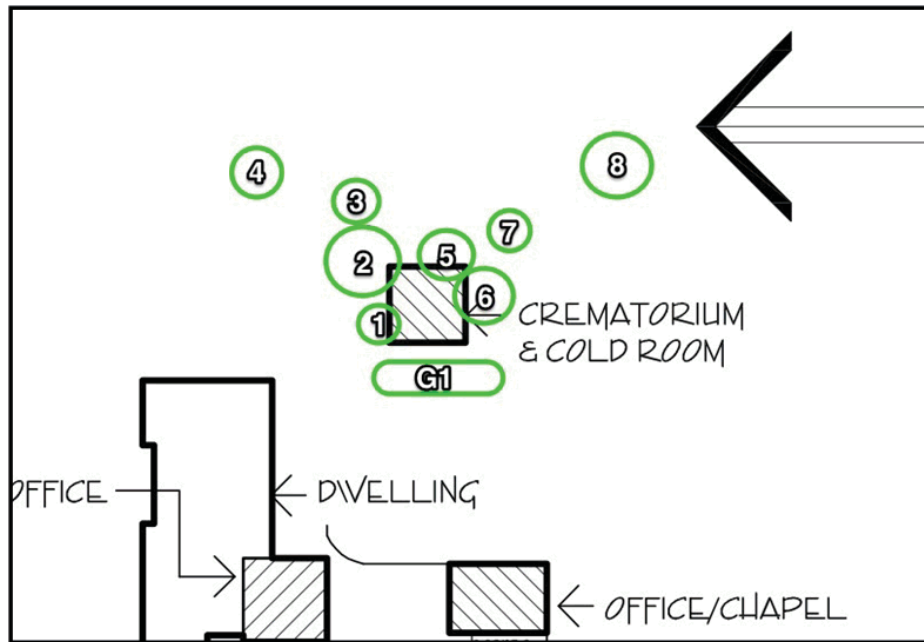


Fig. 3: Shows a blow-up of Fig 2 with the assessed trees numbered.

notes, discussion and recommendations

Eight (8) individual trees and one (1) group of trees were assessed for this report. Please see **Figure 2 & 3** (above) for tree locations. See **Table 2** (below) for species, dimensions and relevant notes.

- The trees assessed are predominantly semi-mature to mature native species.
- Given the minimal works proposed for the site it is unlikely that any of the assessed trees will be impacted by the proposed work.
- None of the assessed trees are nominated for removal, however some remedial work is recommended in order to reduce potential hazards going forward, particularly where large limbs/ deadwood overhang or are in direct contact with the building.
- The proposed work involves renovation of the existing shed/out-house and repurposing as a Pet Crematorium: No extension of the existing building is proposed and no earthworks are required. No impacts upon retained trees are therefore expected.
- There is some potential for minor impacts (bark scraping, broken branch tips etc) which can be mitigated by wrapping of tree trunks immediately adjacent to the building with hessian, and by carrying out remedial pruning work prior to renovation work commencing, thus removing limbs which may interfere with proposed work.
- Soil compaction is not expected to be an issue as long as all works vehicles are kept out from beneath the canopies of retained trees.
- Roots from trees 1 & 2 are distorting the pavers of the footpath that surrounds the building: these can be relayed on sand without root disturbance.

Table 1: Shows data for the assessed trees.

Preliminary Arborists Report

No	Species	DBH (mm)	Height (m)	Spread (m)	Structure	Vitality	Notes	Proposed Work	Koala Fodder Tree?
G1	Mixed sp. Palms & Shrubs	200	8	2	Fair	Fair	Alexander Palm, Umbrella Tree, etc		No
1	<i>Lophostemon suaveolens</i>	350	12	3	Fair to Poor	Poor	Immediately adjacent to building. Possible impact to building in the future as the tree grows and stem expands/thickens. Existing wound at base: no decay noted.	Wrap stem during work. Mulch. Monitor.	Yes
2	<i>Eucalyptus major</i>	600	22	10	Good	Fair	Well used fodder tree. Extensive fauna scratch marks around the entire base of stem. Significant deadwood throughout canopy, some overhanging building.	Remedial prune to remove deadwood over roof and footpath.	Yes
3	<i>Eucalyptus robusta</i>	400	18	10	Fair	Fair to Poor	Significant deadwood within canopy. Some epicormic growth noted lower in canopy	Remedial prune to remove deadwood.	Yes
4	<i>Grevillea robusta</i>	400	16	5	Fair	Very Poor	Dieback noted throughout the canopy	Mulch. Monitor.	No
5	<i>Melaleuca quinquinervia</i>	600	12	10	Poor	Fair	Included bark noted at main union. Possible old split at union. Branches extend over the roof of the building by approximately 5 metres. Lower limbs in direct contact with building.	Weight reduction and lifting of branches over building. Remedial prune.	Yes
6	<i>Lophostemon suaveolens</i>	500	10	6	Fair to Poor	Good	Codominant from 1.5 metres. Included bark at main union. Branches extend over the roof of the building by approximately 5 metres. Lower limbs in direct contact with building.	Weight reduction and lifting of branches over building. Remedial prune.	Yes
7	<i>Syzygium</i>	400	7	4	Fair to Poor	Poor	Codominant from approximately 0.5 metres. Included bark at the union.	Mulch. Monitor.	No
8	<i>Eucalyptus moluccana</i>	500	20	8	Good	Fair			Yes

explanations and basic guidelines for retained trees

- **The Tree Protection Zone (TPZ)** as defined by the Australian Standard for Protection of Trees on Development Sites (AS4970-2009) is "the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so *that the tree remains viable*". The TPZ measurement is the radius of a circle around the tree.
- **The Structural Root Zone (SRZ)** as defined by the Australian Standard for Protection of Trees on Development Sites (AS4970-2009) is "the area required for tree stability" and "the woody root growth and soil cohesion within this area are necessary to hold the tree upright".
- TPZ's should be agreed with the Project Arborist and defined by fencing erected prior to any site work commencing. Once erected, fences may not be moved or removed (without discussion with the project arborist) until after all site works are completed.
- No machinery should enter the TPZ (before or after fence erection).

6

Preliminary Arborists Report

- Any remedial or preventative pruning work should be carried by a suitably qualified Arboricultural contractor with a minimum AQF Level 5 Qualification in Horticulture (Arboriculture) or Arboriculture

step-by-step guide to tree retention and management

In order to further protect the retained trees from potential impacts, the following process should be followed.

1. Trees in very close proximity to the building to be wrapped in hessian to protect bark from abrasion damage.
2. No vehicular traffic permitted within the canopy drip line of retained trees.
3. No storage of materials within the canopy drip line of retained trees.

further inspection/monitoring

Where further inspection and/or monitoring is recommended, an AQF (Australian Qualification Framework) Level 5 Qualified Arborist should inspect the tree/s on an annual basis (for a minimum of 2 years) in order to monitor the trees health, and to recommend remedial works should they become necessary.

notes for engaging contractors

Where practical tree management work (e.g. tree removal, remedial pruning) is proposed, a suitably qualified and experienced Arboricultural contractor must be engaged to complete this work. The Australian Standard for pruning of amenity trees states that a Minimum Certificate III in Arboriculture is required to perform this work, it is preferable however that a Level V, Diploma qualified contractor be engaged.

Where a Project Arborist is required the Australian Standard for Protection of Trees on Development Sites states that a suitably experienced and competent person with a minimum AQF Level V Diploma in Arboriculture be engaged to perform these tasks.

caveat

It must be acknowledged that trees are biodynamic organisms that constantly change throughout their existence, increasing in size, complexity and ecological importance as they age. They can be adversely affected by pests, extreme weather or the activity of humans. Regular inspections should be undertaken in order to monitor trees health, and to make suitable management proposals in order to ensure maintenance of a continued healthy urban forest.

disclaimer

While all care is taken in preparing this report, TPZ Project Arborists can take no responsibility for the continuing vitality of the tree assessed, or for any damage that they may cause in the future. TPZ Project Arborists cannot be held responsible if damage occurs, or if tree health deteriorates as a result of a failure due to poor management practices that might occur in the future.

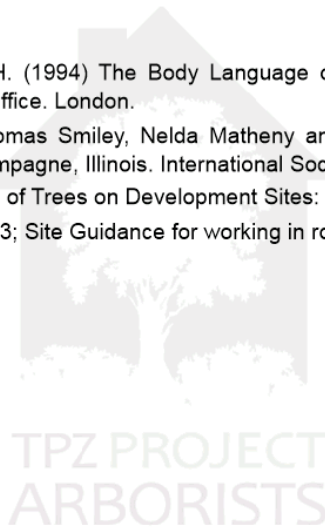
project arborist

David Gunter. Dip. Hort. (Arboriculture); Dip. Environment; National Cert. Arboriculture; Tree Assessor for Queensland Civil and Administrative Tribunal (QCAT); Quantified Tree Risk Assessment (QTRA) Registered User.

Preliminary Arborists Report

references

- Mattheck, C. & Breloar, H. (1994) The Body Language of Trees. A Handbook for Failure Analysis. The Stationary Office. London.
- Dunster, Julian A., E. Thomas Smiley, Nelda Matheny and Sharon Lilly. (2013) Tree Risk Assessment Manual. Champagne, Illinois. International Society of Arboriculture.
- AS4970 (2009). Protection of Trees on Development Sites: Standards Australia.
- Tree AZ: Information Note 3; Site Guidance for working in root protection zones.



Attachment 7 - MCU18/0167 - Cemetery (Pet Crematorium) - 592-602 Redland Bay Road, Alexandra Hills

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Site Plan (as amended in red)	SP01 Rev A	Nic Sheldrake	04/04/2018
Floor Plan	SP02 Rev A	Nic Sheldrake	22/02/2019
Summary of Cremation Unit Parameters	-	The Applicant	No date.
Air Quality and Noise Impact Report	18-156	MWA Environmental	01/03/2019
Preliminary Arborists Report	TPZ 9.20	TPZ Project Arborists	05/09/2018

Table 1: Approved Plans and Documents

Conditioned Works Assessment	
<p>3. Submit to Council, and receive approval for, Conditioned Works Assessment for the documents and works referred to in Table 2:</p>	Prior to site works commencing.
Document or Works Item	Assessment Criteria
Operational Management Plan	<ul style="list-style-type: none"> • Redlands Planning Scheme – Kinross Road Structure Plan Overlay Code • Redlands Planning Scheme Policy 5 – Environmental Emissions

Table 2: Conditioned Works Assessment

<p>4. Comply with all conditions and approved plans in the Conditioned Works Approval.</p>	Prior to the use commencing.
--	------------------------------

Inspections

Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below.

Inspection	Timing
Compliance Inspection	On completion of the development in accordance with the approval and its conditions.

Table 4: Inspections

For the pre-start, on maintenance/compliance and off maintenance inspections, at least **five (5) business days** notice must be given to Council. For all other inspections, a minimum of **24 hours** notice must be given to Council.

The development must pass a Compliance Inspection before the issue of a Certificate of Classification.

Advice Note: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.

Use and Operation	
5. Interment of remains on-site is not permitted under this approval.	Ongoing.
6. Operate the crematorium so that a maximum of one (1) employee is working at the business at any one time.	Ongoing.
Air Quality	
7. The activity shall not result in the discharge of visible emissions from the cremator exhaust with an opacity in excess of 20 percent for an aggregate of more than 5 minutes in any 1-hour period or more than 20 minutes in any 24-hour period.	Ongoing.
8. Submit to Council, and receive approval for, an operational management plan for Conditioned Works Assessment in accordance with the assessment criteria listed in Table 2: Conditioned Works of this approval. As a minimum, the plan must include: <ul style="list-style-type: none"> Identified potential odour source/activity (e.g. operation of cremation chamber); Aims and objectives; Responsible person(s) for achieving the aim of the plan; 	As part of the request for Conditioned Works Assessment.

<ul style="list-style-type: none"> • Review schedule; • Procedures and training for regular opacity monitoring of stack emissions; • Details of minimum operating specifications (e.g. minimum temperatures) for the cremator; • Requirements for allowable materials in the cremation chamber. 	
<p>9. Operate the use in accordance with an approved operational management plan.</p>	Ongoing.
Hours of Operation	
<p>10. Operate the pet crematorium between the hours of 8:00am to 5:00pm Monday to Saturday only, excluding public holidays.</p>	Ongoing.
Design	
<p>11. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.</p>	Prior to the use commencing and ongoing.
Parking	
<p>12. Provide a minimum of seven (7) car parks in accordance with the approved Site Plan, dated 04/04/2018. The total number of car parks must include:</p> <ul style="list-style-type: none"> • Two (2) operator spaces; and • Four (4) visitor spaces. <p>Access to car parking spaces, bicycle spaces, bin bays, vehicle loading and manoeuvring areas and driveways must remain unobstructed and available during the approved hours of operation. Loading and unloading operations must be conducted wholly within the site.</p>	Prior to the use commencing and ongoing.
General	
<p>13. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Maintain the temporary system for the duration of the building works.</p>	During construction.
<p>14. Notify Council (07 3829 8999) within 24hrs and rectify, in consultation with Council, any damage to Council infrastructure as a result of construction activities, at no cost to Council.</p>	Prior to the issue of a Certificate of Classification.

<p>15. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.</p>	<p>During the construction phase.</p>
<p>16. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>Stormwater Management</p>	
<p>17. Manage stormwater discharge from the site in accordance with the Redland Planning Scheme Policy 2 – Infrastructure Works, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the issue of a Certificate of Classification and ongoing.</p>
<p>Utilities</p>	
<p>18. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p>19. Connect the development to external reticulated water and electricity.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>20. Provide water connections and water meters in accordance with Council's Standard Drawings. Provide details to Council of the water meters and their locations.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>Waste Management</p>	
<p>21. Install a screened refuse storage area. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.</p>	<p>Prior to the issue of a Certificate of Classification and ongoing.</p>

Erosion and Sediment Control	
<p>22. Design, implement and maintain measures and practices in accordance with “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australasian Chapter) (2008).</p>	<p>During the construction phase.</p>
<p>23. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.</p>	<p>During construction phase.</p>
Vegetation Management	
<p>24. Undertake remedial work and protect those trees identified within the approved Preliminary Arborists Report, dated 01/03/2019 by implementing tree protection measures in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites. All tree protection measures must be in place prior to any development works commencing.</p> <p>Note: Any remedial work should be undertaken by a suitably qualified arboricultural contractor with a minimum AQF Level 5 Qualification in Horticulture (Arboriculture) or Arboriculture and in accordance with the recommendations in the Preliminary Arborists Report.</p>	<p>Prior to works commencing and during the construction phase.</p>

ADDITIONAL APPROVALS

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

- Building Works approval.

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

- Conditioned Works Assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.

REFERRAL AGENCY CONDITIONS

- **Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)**
Refer to the attached correspondence from the Department dated 3 September 2018 (DSDMIP reference 1808-6820 SRA).

ASSESSMENT MANAGER ADVICE

- **Live Connections**

Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 07 3829 8999.

- **Bushfire Hazard**

Council's Bushfire Hazard Overlay identifies the site as subject to medium level bushfire hazard. Further advice on this matter should be sought from a building certifier.

- **Coastal Processes and Sea Level Rise**

Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Services Installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire Ants**

Areas within Redlands Coast have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants

- **Cultural Heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP)

website: <https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

- **Fauna Protection**

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

- **Environment Protection and Biodiversity Conservation Act**

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

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

- **Road and Rail Noise**

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed development will be impacted by road/rail noise and triggers the Redlands Planning Scheme Part 5 – Overlays, Division 10 – Road and Rail Noise Impacts Overlay Code. It is recommended that your development be designed and constructed to minimise impacts from the nearby roadway or rail corridor.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES**13.1 AUGUST 2019 MONTHLY FINANCIAL UPDATE****Objective Reference:** A4057658**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:** Nil**PURPOSE**

The purpose is to note the anticipated financial results as at 31 August 2019.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis as required by legislation.

ISSUES***Timing of general meeting in September 2019***

There is only one general meeting in September where the actual financial performance for the financial year up to the end of August 2019 can be reviewed; however, Council's monthly close out processes, required accruals and deferrals will not be completed by the date of this meeting. The monthly financial report for August 2019 will be presented to Council at the next available general meeting on 9 October 2019.

STRATEGIC IMPLICATIONS

It is anticipated that Council will report a strong financial position and favourable operating result at the end of August 2019.

Quarter 1 rates were issued in July 2019 and were due for payment in August. As such, it is anticipated that ratios that are dependent on cash receipts such as the cash balance, cash capacity and operating performance ratios will improve on last month's result.

It is therefore anticipated that Council will either achieve or favourably exceed the following key financial stability and sustainability ratios as at the end of August 2019:

- Operating surplus ratio
- Net financial liabilities
- 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

It is anticipated the following ratios will not meet the target at the end of August 2019:

- Asset sustainability ratio
- Level of dependence on general rate revenue

The asset sustainability ratio is anticipated not to meet the target at the end of August 2019 and continues to be a stretch target for Council. 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.

The level of dependence on general rate revenue ratio moves in line with the rating cycle. As this is only the second month of the financial year and rates were levied in July, the ratio is expected to settle within the target range at the end of the first quarter.

Legislative Requirements

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

Risk Management

The August 2019 financial update has been reviewed by 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 indicative Key Performance Indicator (KPI) results at the end of August 2019.

The following interim information is provided before the full monthly report is complete for August 2019:

Key Financial Results	YTD Budget (\$000)	YTD Actual (\$000)	YTD Variance (\$000)	YTD Variance %	Status
Operating Surplus / (Deficit)	14,453	15,570	1,117	8%	Favourable
Recurrent Revenue	61,213	60,595	(618)	-1%	Unfavourable
Recurrent Expenditure	46,760	45,025	(1,735)	-4%	Favourable
Capital Works Expenditure	12,765	4,668	(8,097)	-63%	Favourable
Closing Cash & Cash Equivalent	173,762	173,942	180	0%	Favourable

People

Nil impact expected as the purpose of the attached report is to provide insight to the KPIs as an interim measure before the monthly financial report is complete.

Environmental

Nil impact expected as the purpose of the attached report is to provide insight to the KPIs as an interim measure before the monthly financial report is complete.

Social

Nil impact expected as the purpose of the attached report is to provide insight to the KPIs as an interim measure before the monthly financial report is complete.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of Council's 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 August 2019	Consulted on financial results and outcomes
Financial Services Group officers	Year to date August 2019	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date August 2019	Recipients of variance analysis between actual and budget. Consulted as required

OPTIONS

Option One

That Council resolves to note the anticipated financial results for the period ending 31 August 2019 before the monthly financial report is complete.

Option Two

That Council requests additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/309

Moved by: Cr Mark Edwards

Seconded by: Cr Paul Gleeson

That Council resolves to note the anticipated financial results for the period ending 31 August 2019 before the monthly financial report is complete.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

13.2 AUDIT COMMITTEE 22 AUGUST 2019**Objective Reference:** A4057664**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 22 August 2019** [↓](#)**PURPOSE**

The purpose of this report is to present the minutes of the Audit Committee meeting on 22 August 2018 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

Refer to the attached Minutes of the Audit Committee held on 22 August 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

Audit Committee Policy (POL-3008)

Internal Audit Policy (POL-3009)

Corporate Plan 2018-2023 *Outcome 8 Inclusive and ethical governance*

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Audit Committee members	27 August 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 of 22 August 2019.

Option Two

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/310

Moved by: Cr Paul Gleeson

Seconded by: Cr Wendy Boglary

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee of 22 August 2019.

CARRIED 10/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Julie Talty was not present when the motion was put.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 22 August 2019

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD



AUDIT COMMITTEE MEETING MINUTES

22 AUGUST 2019

Order Of Business

1	Declaration of Opening	2
2	Record of Attendance and Apologies	2
3	Conflict of Interest Declaration	2
4	Receipt and Confirmation of Minutes	3
4.1	Minutes Audit Committee 23 July 2019	3
5	Business Arising from Previous Minutes	3
6	Council Financial Reports	3
6.1	Draft Annual Financial Statement 2018-2019.....	3
7	Meeting Closure	3

AUDIT COMMITTEE MEETING MINUTES**22 AUGUST 2019****AUDIT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND
QLD ON THURSDAY, 22 AUGUST 2019****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 Chair
Cr Karen Williams	Councillor Member (Mayor)
Virendra Dua	External Member
Peter Dowling	External Member

SECRETARY:

Tony Beynon	Group Manager Corporate Governance
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APOLOGIES:

Andrew Chesterman	Chief Executive Officer
Kailesh Naidu	Principal Adviser Internal Audit
Arun Varghese	Internal Auditor
Rukmie Lutherus	Principal Adviser Finance
Amanda Daly	Head of People and Culture
Julie O'Brien	Queensland Audit Office (QAO)
Ashley Carle	Bentleys – QAO Audit Representative
Peter Paterson	Bentleys – QAO Audit Representative

ATTENDEES:

John Oberhardt	General Manager Organisational Services
Peter Best	General Manager Infrastructure & Operations
Louise Rusan	General Manager Community & Customer Services
Deborah Corbett-Hall	Chief Financial Officer
Joy Manalo	Service Manager Corporate Finance
Andrew Ross	General Counsel
Niki Bingham	Partner - Deloitte
Michelle Lacey	Manager – Deloitte

OBSERVERS:

Nil.

MINUTES:

Lizzi Striplin	Corporate Meetings & Registers Supervisor
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3 CONFLICT OF INTEREST DECLARATION

Nil.

AUDIT COMMITTEE MEETING MINUTES22 AUGUST 2019

4 RECEIPT AND CONFIRMATION OF MINUTES**4.1 MINUTES AUDIT COMMITTEE 23 JULY 2019**

The minutes of the previous Audit Committee were presented for confirmation.

COMMITTEE DECISION

That the minutes of the Audit Committee Meeting held on 23 July 2019 were confirmed.

5 BUSINESS ARISING FROM PREVIOUS MINUTES

The action items arising from previous meetings were carried forward to the next Audit Committee.

6 COUNCIL FINANCIAL REPORTS**6.1 DRAFT ANNUAL FINANCIAL STATEMENT 2018-2019**

Council's Draft Annual Financial Statement 2018-2019 was presented to the Audit Committee by the Chief Financial Officer.

COMMITTEE DECISION

That the Audit Committee noted the draft financial statements for 2018-2019.

7 MEETING CLOSURE

The meeting closed at 9.52am.

13.3 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT JUNE 2019**Objective Reference:** A4057669**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Vivek Vivekanandam, Group Manager Corporate Strategy and Performance**Report Author:** Lorraine Lee, Senior Adviser Corporate Planning and Performance**Attachments:** 1. [Operational Plan Quarterly Performance Report June 2019](#) ↓**PURPOSE**

This report provides an update on the overall progress of the Operational Plan 2018-2019 for the year, including progress in the fourth quarter from 1 April to 30 June 2019.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an operational plan each year. The Operational Plan 2018-2019 forms an important part of Council's strategic planning process and sets out the work Council plans to deliver towards achievement of the Corporate Plan 2018-2023.

The Act also requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual Operational Plan at meetings of Council, at least quarterly.

ISSUES

The Operational Plan 2018-2019 defines 70 significant activities that Council planned to undertake during the year. All 70 activities were completed in 2018-2019. As shown in Table 1, of the 70 planned activities two were completed in quarter two, a further three activities were completed in quarter three, and the remaining 65 activities were completed in quarter four.

The attached Operational Plan Quarterly Performance Report June 2019 provides a status update and comment summarising overall progress for each of the 65 significant activities completed in quarter four. The information in the attached report has been provided by the responsible departments for each significant activity.

Table 1. Progress of significant activities in Operational Plan 2018-2019

Completed in	Vision outcome	Significant activity	Last progress comment
<i>Quarter Two</i> 1 October to 31 December 2018	Quandamooka Country	Implement culturally appropriate protocols.	Council continues to observe the Welcome to Country and Acknowledgement of Country as per Council's Indigenous Community Policy. Council continues to promote and offer Quandamooka Cultural Day training to all staff.
	Inclusive and ethical governance	Transition hardware to a new data centre.	Council's new state of the art facility is now fully functional to ensure when high risk disasters hit the city, systems and communication will keep running to support the community. Using a state of the art integrated modular design and architecture, Council was able to retire ageing infrastructure and implement a fully redundant and resilient facility to house critical infrastructure. This contemporary datacentre design allows easy expansion by adding to the modular building, plant and equipment as the organisation grows. Utilising modern power and cooling technology, Council has lowered the carbon footprint and provided significant reduction in operational costs.
<i>Quarter Three</i> 1 January to 31 March 2019	Green living	Expand the footpath and cycleway network.	All footpaths in 2018-2019 financial year footpath program planned for construction have been completed to expand the overall network. The program included footpath links near schools and through parks within Redland City. The total footpath and cycleway network continues to expand each year providing a more extensive pedestrian network for residents in Redlands.
	Wise planning and design	Contribute to establishing a South East Queensland City Deal.	TransformingSEQ, the joint pitch by the Queensland Government and the Council of Mayors (SEQ) to the Commonwealth Government for an SEQ City Deal, was released on 12 February 2019.
	Strong and connected communities	Develop innovative and accessible library services as part of the implementation of the Library Services Strategy 2017-2022.	Redland libraries successfully implemented radio frequency identification (RFID) technology across all of its libraries. This involved tagging every item and adding self-service check in and check out equipment. During March, the Cleveland, Capalaba and Victoria Point libraries were closed for one week each to allow for the installation of RFID equipment, make necessary adjustments to layouts and enable staff to be trained in the new system. The new system provides a user friendly customer experience, reduced manual handling for staff and has created additional space for clients within each library. The team continued to support clients to use the new system and is continuing to review processes.
<i>Quarter Four</i> 1 April to 30 June 2019	All	65 activities - see attached Operational Plan Quarterly Performance Report June 2019 for details	

Ten significant activities were carried forward from the 2017-2018 Operational Plan. Six of these activities were incorporated directly into the Operational Plan 2018-2019. The remaining four were listed as significant activities in the Operational Plan 2018-2019 and were monitored through the Operational Plan Quarterly Performance Report.

Table 2 – Carried forward activities in the Operational Plan 2018-2019

Status of significant activities carried forward from the Operational Plan 2018-2019	
Monitor	1
Complete	3
Total	4

The carried forward activity being monitored is:

- 5.2.5 Plan for future use of surplus commonwealth land at Birkdale.

SUMMARY

A more detailed summary of the progress of each significant activity for quarter four is outlined in the attached Operational Plan Quarterly Performance Report June 2019.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2018-2019 is an important statutory document which sets out the significant activities that Council plans to deliver for the financial year. The significant activities directly contribute to outcomes specified in the Corporate Plan 2018-2023. Tracking progress against this plan provides a useful assessment of Council's performance in delivering against its plans.

The *Local Government Regulation 2012* (section 174) states that "the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more than 3 months". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

Risk Management

The risk of not delivering against Council's Operational Plan is that Council does not achieve the commitments set out in the longer term corporate and community plans. Each significant activity has associated risks which are managed by the relevant area of Council.

Financial

The Operational Plan 2018-2019 is funded from the 2018-2019 Annual Budget.

People

Significant activities listed in the Operational Plan 2018-2019 are managed by the responsible Council group. The status and comments for each significant activity in the attached report are provided by the relevant group. The report is compiled by the Corporate Planning and Transformation Unit. Although delivery of the plan itself is dependent on staff resources and some significant activities relate to people issues, there are no direct impacts on people resulting from this report.

Environmental

Some significant activities within the Operational Plan 2018-2019 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

Social

Some significant activities within the Operational Plan 2018-2019 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

Alignment with Council's Policy and Plans

Council's Operational Plan 2018-2019 outlines planned significant activities against the eight key outcomes in the Corporate Plan 2018-2023. As such, it is a key planning document and consistent with both the Corporate Plan 2018-2023 and the Redlands 2030 Community Plan.

CONSULTATION

Consulted	Date	Comments
Office of CEO: Head of People and Culture	July 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Organisational Services: General Manager Organisational Services	July 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Community and Customer Services: General Manager Community and Customer Services	July 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Infrastructure and Operations: General Manager Infrastructure and Operations	July 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Redland Investment Corporation (RIC) Chief Executive Officer - RIC Communications Specialist - RIC	July 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.

OPTIONS

Option One

That Council resolves to note the Operational Plan Quarterly Performance Report June 2019.

Option Two

That Council requests additional information in relation to the attached Operational Plan Quarterly Performance Report June 2019.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/311

Moved by: Cr Paul Bishop
Seconded by: Cr Peter Mitchell

That Council resolves to note the Operational Plan Quarterly Performance Report June 2019.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.



Operational Plan 2018 - 2019

April to June 2019



Council’s Strategic Priorities 2016-2020

In 2016, Redland City Council identified a number of ‘strategic priorities’ to help shape the Council’s strategy to succeed and address the areas of greatest opportunity and challenge for the Redlands Coast and its place in the region.

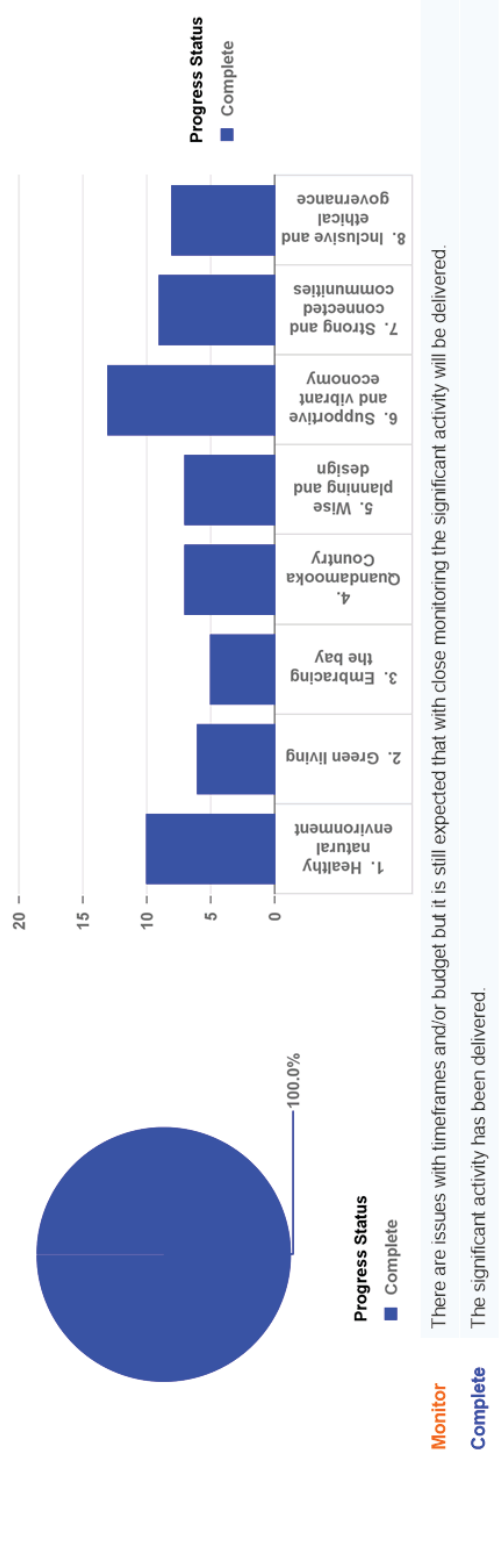
The strategic priorities guide prioritisation and investment in transformational initiatives and actions over the Council’s four year term alongside the commitments in our Corporate Plan and other responsibilities to the community. The priorities also ensure there is clear alignment with the goals and priorities of the State and Federal governments for a liveable, prosperous and sustainable South East Queensland region.

The activities that deliver Council’s priority outcomes are reflected in our Operational Plan and can be identified throughout this report by the symbols below.

	<p>Economic Development - Building a strong, connected economy while creating more jobs</p> <p>Council will facilitate and support investment, local business and tourism growth to help create new jobs across the city through strong industry partnerships and regional connections.</p>
	<p>Branding Identity - Creating a shared identity for the city</p> <p>Council will lead the development of a shared identity for the city that celebrates our unique characteristics and positions the city as a tourism destination in the South East Queensland region.</p>
	<p>City Planning - Planning for future growth and change to improve liveability</p> <p>Council will plan for the future development of the city that retains and enhances our quality of life [and natural and cultural assets] while facilitating the activation of vibrant mixed-use centres and places focused around transport and lifestyle options.</p>
	<p>Transport and Connectivity - Creating more travel options and continuing to tackle urban congestion</p> <p>Council will plan and advocate for a safe, accessible and integrated transport network that connects our mainland and island communities to the broader region.</p>
	<p>Sport, Education and the Arts - Creating active, healthy lifestyles and learning opportunities</p> <p>Council will provide and facilitate access to a broad range of high-quality community venues, facilities and precincts that attract new talent and contribute to the active, cultural and educational lives of residents, students and visitors across the city.</p>
	<p>A Smart City - Positioning Redlands Coast as a smart innovative city</p> <p>Council will plan and advocate for investment in smart local and regional solutions that address community needs and opportunities and support collaborative innovation ecosystem growth.</p>

Vision Outcome – Quarter Summary

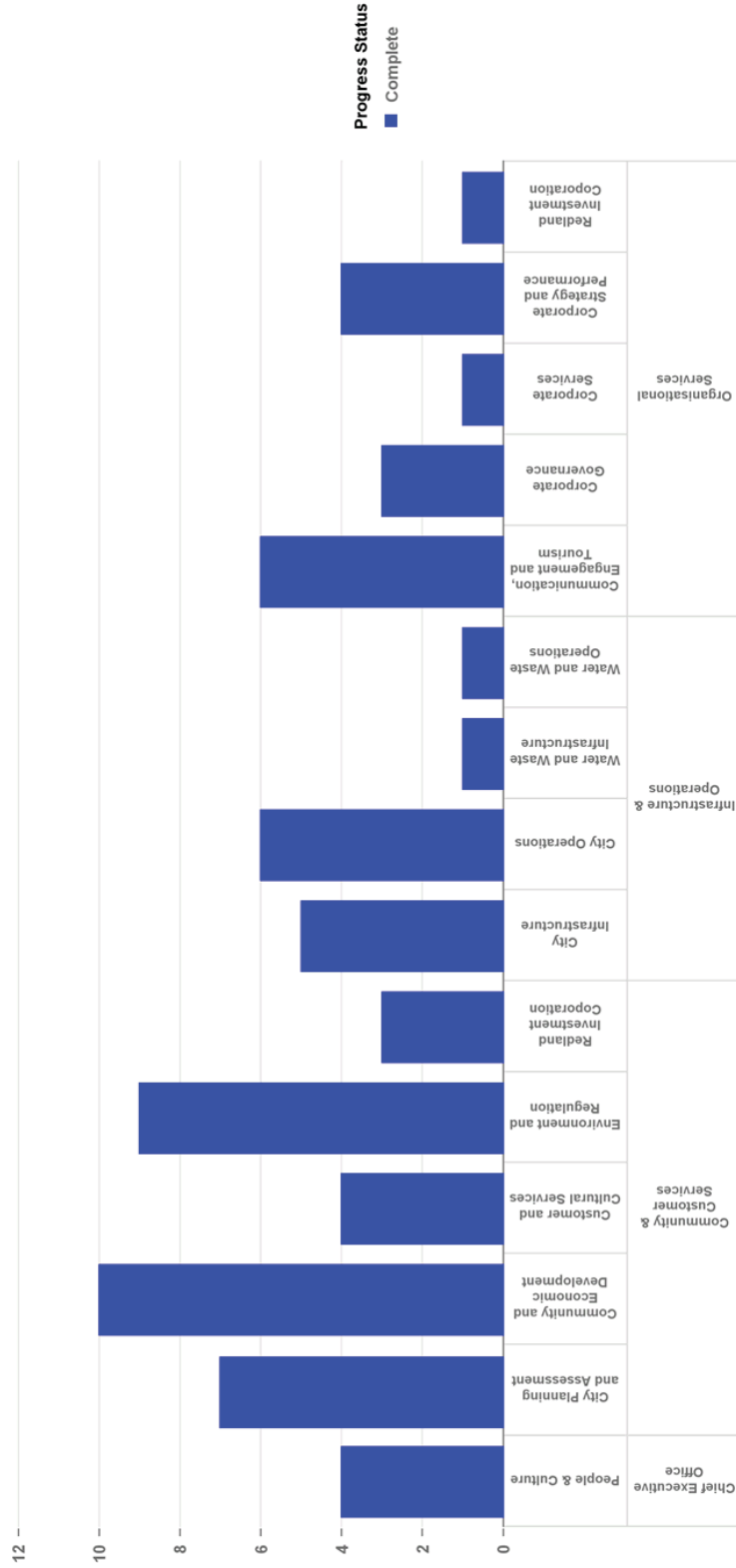
Vision Outcome	Complete	Total
1 Healthy natural environment	10	10
2 Green living	6	6
3 Embracing the bay	5	5
4 Quandamooka Country	7	7
5 Wise planning and design	7	7
6 Supportive and vibrant economy	13	13
7 Strong and connected communities	9	9
8 Inclusive and ethical governance	8	8
Total	65	65



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Organisational Performance – Quarter Summary

Department	Complete	Total
Chief Executive Office	4	4
Community & Customer Services	33	33
Infrastructure & Operations	13	13
Organisational Services	15	15
Total	65	65

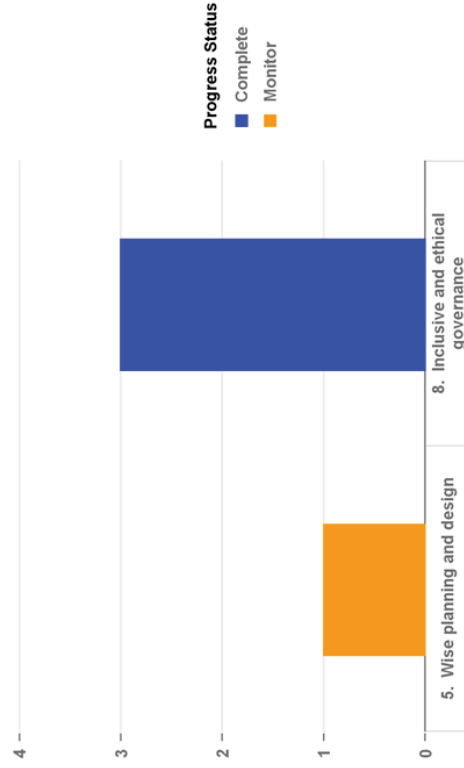


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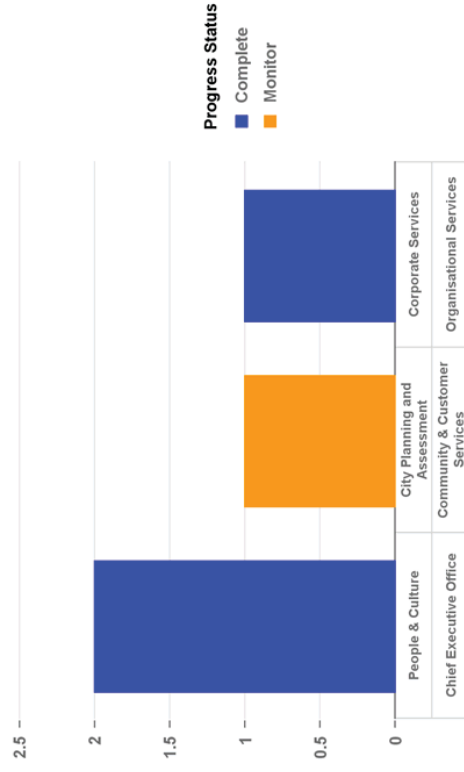
Carried Forward – Quarter Summary Activities from Operational Plan 2017-2018

Vision Outcome	Complete	Monitor	Total
5 Wise planning and design	0	1	1
8 Inclusive and ethical governance	3	0	3
Total	3	1	4

Vision Outcome



Organisational Performance



Monitor There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered.

Complete The significant activity has been delivered.

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1. Healthy natural environment

2023 Strategic Outcomes

1.1 Redland's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.

1.2 Threatened species are maintained and protected, including the vulnerable koala species.



1.3 Community and private landholder stewardship of natural assets increases.

1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan and implement a program of works to restore native vegetation.	1.1.1	Infrastructure & Operations	Complete	Works were completed across the mainland and Southern Moreton Bay Islands to restore native vegetation. Works included weed control, revegetation, fire management and erosion control.	
Plan and deliver conservation restoration activities.	1.1.2	Infrastructure & Operations	Complete	Works were completed across priority catchment areas on the Southern Moreton Bay Islands and mainland including Hilliards Coonwypin and Eprapah to restore native vegetation. Works included targeted weed control and revegetation works where required.	
Engage and deliver restoration through partnership with community and external groups.	1.1.3	Community & Customer Services	Complete	The Community Bushcare team worked with bushcare volunteers to plant over 10,000 plants across the city. An additional two new groups were established at Thornlands and Victoria Point. Continued implementation of the Biosecurity Plan actions and performance tracking commenced after adoption of the plan in December 2018.	
Implement programs to monitor sediments and nutrients and enforce the requirements of the Environmental Protection Act 1994.	1.1.4	Community & Customer Services	Complete	Council has dedicated Erosion and Sediment Control officers who operate on both a reactive and proactive basis to manage development sites and respond to all customer service requests for erosion and sediment control. On 10 October 2018 Council endorsed the final Lower Brisbane - Redlands Coastal Catchment Action Plan prepared under the Resilient Rivers program, coordinated by the Council of Mayors (SEQ). The plan is now being used for strategic and operational decisions to assist and guide Council's stewardship of local creeks and Moreton Bay. Council continued to work with the construction industry to minimise the release of sediment through both compliance action and education. A total of 132 customer requests were received with over 1,000 inspections of development sites.	
Continue implementing a program to plant one million native plants in the Redlands by 2026.	1.1.5	Infrastructure & Operations	Complete	The One Million Plant project for 2018-2019 has resulted in 94,359 plants being planted across the city by Council and Community Bushcare.	
Implement the Natural Environment Policy.	1.2.1	Community & Customer Services	Complete	Implementation of the Wildlife Connection Plan 2018 has advanced with additional mapping available to assist in city-wide environmental planning of future revegetation works, community plantings, and renewed or planned infrastructure. Under the Koala Conservation Action Plan 2016-2021, monitoring programs have been established to continue the baseline work undertaken on North Stradbroke Island and in Ormiston. The final scientific survey reports provide direction for the next financial year and focus for implementation. Community engagement campaigns commenced, targeting demographics identified as requiring continued focus. The 'Koalas in Design' school competition progressed with five Redlands schools participating.	

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Enhance community understanding of wildlife management issues.	1.2.2	Community & Customer Services	Complete	Six dog training companies participated in and continued to implement the 'Leave It' practices for denning and wildlife aversion. 'Leave It' posters were distributed on bus shelters and in dog off-leash parks, to further promote the program. Planning for the North Stradbroke island program included seminars and community engagement activities which were delivered in March and April 2019. Over 5,000 calls were received by the Redlands Wildlife Rescue Service, with approximately 8,000 volunteer hours generously donated to the Redlands Wildlife Ambulance and Redlands Wildlife Call Network. The North Stradbroke Island annual koala count was undertaken with approximately 63 koalas sighted in one day. The Koala Safe Neighbourhood Community event was attended by approximately 100 people who met with researchers and koala detection dogs.	
Achieve improved environmental outcomes through extension programs.	1.3.1	Community & Customer Services	Complete	Approximately 500 participants have been enrolled in environmental extension programs (including Land for Wildlife, Your Backyard Garden, Waterway Extensions and Koala Conservation Agreement). Over 12,000 plants were planted during the year. Although the IndigiScapes Centre remains closed for the duration of the expansion project, the opening of the IndigiScapes Native Nursery in January ensured that Council was able to continue to deliver environmental workshops including Fire Management, Native Bees, Native Botanical Artwork and Plant Identification, Floating Wetland Construction and Wildlife in your Backyard.	
Enhance the visitor experience of Redland's natural assets.	1.4.1	Infrastructure & Operations	Complete	Council invested approximately \$132,000 in 2018-2019 to enhance the visitor experience of the Redlands Coast via improvements to facilities and trails. These improvements included the installation of aquatic safety signage on North Stradbroke Island, protection of key conservation areas through fencing, and the installation of several canoe trail markers along our foreshore. Council adopted the Enhancing Visitor Experience Program, guiding future opportunities to improve multiple user experiences.	
Continue to improve the customer experience at IndigiScapes.	1.4.2	Community & Customer Services	Complete	The IndigiScapes Centre Expansion project continued with major construction underway. While the centre is closed external bushland maintenance, weed management works and improvement to the gardens continued.	


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2. Green living


2023 Strategic Outcomes

- 2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues.
- 2.2 Sustainable building design (for example, solar panels and water tanks) is supported through education and advocacy.
- 2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration.
- 2.4 Council and the community actively recycle and reduce waste.
- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to reduce Council emissions and carbon footprint.	2.1.1	Community & Customer Services	Complete	The Carbon Energy Monitoring Dashboard continued to be implemented across Council's business units. Monitoring of Council's large, small and remote sites continued enabling consideration of energy consumption and reduction methods. A consultant review was completed to review fuel and energy consumption reduction opportunities at large sites.	
Provide information to raise community awareness and education.	2.2.1	Community & Customer Services	Complete	Green living via sustainable building design was included in the IndigoScapes event/workshop/campaign program.	
Plan and deliver waste management services to meet current and future needs of the City.	2.3.1	Infrastructure & Operations	Complete	Council participated in working groups to identify operational requirements in preparation for the introduction of a new waste disposal levy. Communication about the levy was published on Council's website. Council resolved to participate in a regional Expression of Interest (EOI) process for new waste and resource recovery services as part of identifying future opportunities to align with new direction from the Queensland Government. Progress was made in scoping the requirements for a new interim waste disposal plan until the EOI outcomes are known. Council continued to plan its services and identify regional collaboration initiatives by participating in working groups with key partners across South East Queensland and the Local Government Association of Queensland. Various environmental monitoring, leachate collection and site maintenance works were undertaken across 11 closed landfill sites to comply with environmental and safety compliance requirements. Specific risk assessments were undertaken where necessary to assist in improving the sites.	
Provide kerbside recycling bins and encourage the community to increase their recycling.	2.4.1	Infrastructure & Operations	Complete	In 2018-2019 Council managed a total of 108,941 tonnes of waste and recyclable material. Of this total, 45.2% was recovered for recycling or reuse. Total household waste sent to landfill decreased by 2,508 tonnes from 2017-2018. Individual waste to landfill decreased from 377kg per capita in 2017-2018 to 355kg per capita in 2018-2019. This trend continued across all waste streams. Council expanded the kerbside green waste collection service by an additional 2,401 services resulting in 23% of eligible properties participating in the service.	
Manage planning for transport initiatives and services across the City.	2.5.1	Community & Customer Services	Complete	The Draft Redlands Coast Transport Strategy has been prepared and is in the final stages of review. Council endorsed the Cleveland Centre Traffic and Transport Action Plan.	

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Manage planning for transport connectivity for the Southern Moreton Bay Islands (SMBI).	2.5.2	Community & Customer Services	Complete	Council secured a permit to operate an extended trial of an autonomous vehicle on a Southern Moreton Bay Island. Engagement with the local community and other key stakeholders commenced.	

3. Embracing the bay

2023 Strategic Outcomes


- 3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values.
- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.
- 3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather.
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.
- 3.5 Priority Development Areas support equitable outcomes for island residents, such as access to transport and facilities.





Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Partner with Healthy Land and Water to monitor and improve the values of waterways and the bay and enhance the community's experience of the bay.	3.1.1	Community & Customer Services	Complete	Council continued to partner with Healthy Land and Water for the annual Water Quality Monitoring Program and supported the Lower Brisbane and Redlands Catchment Action Plan 2018-2021 in partnership with Brisbane City Council and the Resilient Rivers program. The Internal Redland City Council Ambient Water Quality Monitoring program continued throughout the year.	
Partner with Education Queensland in activating the community use of schools for sport and recreation purposes.	3.2.1	Infrastructure & Operations	Complete	In 2018-2019 Council and Education Queensland continued discussions regarding the community use of school facilities. The outcome was Council communicated directly with individual school principals regarding the use of facilities as required. One arrangement has been made between a community Rugby League Club and Victoria Point State High School. These activities are ongoing as each request for activity space will be negotiated with the schools as they arise.	
Continue to develop and implement the Redland City Council Coastal Adaptation Strategy.	3.3.1	Infrastructure & Operations	Complete	Work continued on the development of the eight phase Coastal Hazard Adaptation Strategy with Phase 1 (Communication and Engagement Plan) and Phase 2 (Scoping Study) completed. A significant body of work was also undertaken to refine the future erosion prone area mapping for the city. Council secured funding of \$238,603 from the Local Government Association of Queensland under the QCoast 2100 program to support these activities.	
Improve access provisions to Moreton Bay.	3.4.1	Infrastructure & Operations	Complete	Renewal of the barge ramp, seawall and foreshore access ramp at Masters Avenue, Victoria Point was completed and is fully operational.	
Progress development of Priority Development Area (PDA) activities with a focus on ensuring island residents have equal access to transport and community facilities.	3.5.1	Community & Customer Services	Complete	The Toondah Harbour Priority Development Area project has progressed to the Environmental Impact Statement (EIS) phase. The federal government issued EIS assessment guidelines for public comment which closed 6 March 2019. The EIS phase will take approximately 12 to 18 months and will address all social, economic and environmental impacts of the development during its construction and operational phases. Redland Investment Corporation (RIC) continued to work closely with Walker Group and Economic Development Queensland to progress the project. Stage 1 of the Weinaam Creek Priority Development Area project, which comprises of the car park, residential lots and the footbridge commenced. RIC continued to progress the masterplan in preparation for submission to the Queensland Government.	

4. Quandamooka Country

2023 Strategic Outcomes

- 4.1 Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.
- 4.2 Council's and the community's respect and understanding of the Quandamooka peoples' relationship with their traditional land and waters continue to improve.
- 4.3 Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.
- 4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjirribah) as a global eco-cultural tourism destination.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Council is committed to continuing its collaborative work with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).	4.1.1	People & Culture	Complete	During the year 180 employees attended the Quandamooka Cultural Awareness day at North Stradbroke Island. The Quandamooka Yoolooburrabee Aboriginal Corporation Cultural Heritage training continued to be promoted internally to staff. People and Culture participated in Council's collaborative Reconciliation Action Plan Working Group.	
Promote awareness and understanding of Quandamooka culture.	4.2.1	Organisational Services	Complete	Council promoted Quandamooka culture through articles in Our Redlands magazine, through tourism promotion, including Channel 7 coverage of the Quandamooka Festival, and promotion of Yalngbilla Tours - Australia's first Aboriginal-owned whale watching cruise. Council's new brand video featured Uncle Bob Anderson. Council delivered a National Aborigines and Islanders Day Observance Committee (NAIDOC); Showcase and NAIDOC Ambassadors program; sponsored the Quandamooka Festival; supported Goompi NAIDOC Week community events; managed a place marker project featuring Quandamooka artists on North Stradbroke Island; included Quandamooka design on Christmas banners; and funded community groups to include Quandamooka cultural dance. 'Welcome to Country was held at official events, Redland Libraries held literacy Deadly Events; and Redland Art Gallery featured Indigenous art exhibitions. Council continued to pay respect to Quandamooka Country and Elders on regular print advertising.	
Promote traditional knowledge.	4.2.2	Organisational Services	Complete	Council continued to promote cultural awareness. Uncle Norm Enoch presented the Welcome to Country at the Redland City Council National Reconciliation Week launch where Joshua Walker's artwork 'Kanara Malara' was unveiled. International Women's Day/Year of Indigenous Languages engaged Sandra Delaney and three elders to speak at Victoria Point Library for Seniors Chit Chat. The 2019 Business and Retail Awards have incorporated 'Yura from Quandamooka' into the naming of the event with the website home page displaying aboriginal art. Redland Art Gallery held their 'Seeing Country' exhibition where Uncle Bob Anderson presented the Welcome to Country and the Yulu-Burri-Ea Dancers performed. A total of 26 employees were named National Aborigines and Islanders Day Observance Committee (NAIDOC) ambassadors as part of the organisation's NAIDOC ambassadors program. A total of 127 employees have been named as NAIDOC Ambassadors over the past five years.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Maintain and further develop partnerships with the Quandamooka People.	4.2.3	Community & Customer Services	Complete	Council partnered with Quandamooka artists to develop quality exhibitions, programs and performances for inclusion in Redland Art Gallery (RAG) and Redland Performing Arts Centre programs. The public art banners at two mainland and one island location were changed over in the month of May and now feature work by exhibiting Quandamooka artist Libby Harward. 'Seeing Country' filming was undertaken throughout April for the 'Place of abundance' 2019 video. The video was filmed and edited by Nikki Michall and produced by RAG. The film features contributions from Sandra Delaney, Sonja Carmichael, Joshua Walker and Keiron Anderson. The 'Seeing Country' exhibition, curated by Freja Carmichael, officially opened in June 2019 at RAG Cleveland and included works from the RAG collection, new commissions and loaned works. Council received financial assistance from the Queensland Government through Arts Queensland's Backing Indigenous Arts initiative to support this exhibition.	
Support delivery of Indigenous Land Use Agreement (ILUA) commitments.	4.3.1	Organisational Services	Complete	Council continued to manage the Indigenous Land Use Agreement (ILUA) sub-committees and their meetings and monitor progress on ILUA activities. A Business Day meeting was held in May 2019. The ILUA Consultative Committee Meeting was held in June 2019. The quarter 3 ILUA report was presented to the Executive Leadership Team (ELT) in April 2019 and the quarter 4 report has been prepared for presentation to ELT.	
Contribution to implementation of North Stradbroke Island Economic Transition Strategy.	4.4.1	Community & Customer Services	Complete	Council is lead for Project 13: Location and Interpretive Signage, and worked in support of a further 17 of 23 projects under the Queensland Government's North Stradbroke Island Economic Transition Strategy. Council contracted the Quandamooka Yoolooburrabee Aboriginal Corporation to deliver two Quandamooka inspired place markers designed by Quandamooka artists. Council undertook two community engagement forums to inform the artist's concept for the signage.	
Promote Quandamooka tourism initiatives.	4.4.2	Organisational Services	Complete	Council worked with the Quandamooka Traditional Owners to develop the new Redlands Coast website that includes promotion of Quandamooka cultural experiences. Council developed marketing campaigns to support tourism on North Stradbroke Island including promotion of Quandamooka cultural tours, the Quandamooka Festival and the new Yallingbla whale watching tour. Council continued to incorporate Quandamooka Jandai dual place naming on all Redlands Coast communications including at the new Visitor Information Centre and in the new Redlands Coast holiday guide. Council managed a project to develop Quandamooka public art-style place markers at Point Lookout and Amity Point on North Stradbroke Island as part of the Minjerrabah Futures program, funded by the Queensland Government.	









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5. Wise planning and design


2023 Strategic Outcomes

- 5.1 Growth and development in the City is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.
- 5.2 Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.
- 5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Commence the Redland City Plan.	5.1.1	Community & Customer Services	Complete	City Plan commenced on 8 October 2018.	
Ensure that infrastructure necessary to support growth in the City is provided through the development assessment process and capital works program.	5.1.2	Community & Customer Services	Complete	Relevant local government infrastructure plan projects have been conditioned as part of development permits, included in infrastructure agreements as developer contributed assets, or delivered by Council as part of the annual capital works program.	 
Coordinate a place management program for key activity centres in Redland City and contribute to master planning for precincts in Redland City.	5.2.1	Community & Customer Services	Complete	Preliminary work to scope the investment attraction plan continued including liaising with key stakeholders to explore centre improvement initiatives. Council endorsed the Cleveland Centre Traffic and Transport Action Plan which outlines short term low cost actions to improve walkability, connectivity and pedestrian safety within the Cleveland Centre. The Redlands Health and Wellness Precinct Stage 3 Conceptual Land Use Plan and Strategy was presented to project partners and stakeholders.	
Coordinate planning and guidance for future development and infrastructure delivery for local areas in the City.	5.2.2	Community & Customer Services	Complete	Work was undertaken to prepare the draft Victoria Point Structure Plan. The proposed structure plan and consequential amendment will remain confidential until such time as approved by the planning minister for public consultation. The planning investigation over the Southern Thornlands area, identified in the South East Queensland Regional Plan as a Potential Future Growth Area, was deferred in order to allow consideration of the outcomes of the Rural Enterprise Industry Sector strategy and action plan. Council continued to progress with an expression of interest process for the proposed redevelopment of Capalaba Place in partnership with Redland Investment Corporation.	
Identify and protect places of European heritage significance.	5.2.3	Community & Customer Services	Complete	A proposed major amendment to the City Plan to address local European heritage protection in the city has been prepared and is awaiting finalisation of state interest review. The proposed major amendment will remain confidential until such time as the Minister for State Development, Manufacturing, Infrastructure and Planning confirms it may proceed to public consultation.	 
Develop master plan for Redland Aquatic Redevelopment.	5.2.4	Infrastructure & Operations	Complete	The preliminary master plan for the Redland Aquatic Redevelopment was completed.	

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan for future use of surplus commonwealth land at Birkdale. (Carried forward 2017-2018)	5.2.5	Community & Customer Services	Monitor	Purchase negotiations for the acquisition of surplus land owned by the Australian Communications and Media Authority at Birkdale have substantially concluded. Negotiations with Air Services Australia regarding potential surplus land continued.	
Maintain effective systems and processes that underpin quality and timely decision making for development applications.	5.3.1	Community & Customer Services	Complete	Council systems and processes continued to be further improved and amended to ensure effective implementation of planning instruments.	

6. Supportive and vibrant economy

2023 Strategic Outcomes






- 6.1 Council supports infrastructure that encourages business and tourism growth.
- 6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.
- 6.3 Council's involvement in the State Government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjerribah).
- 6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.
- 6.5 Growth in key sectors identified in Council's Economic Development Framework is supported through the development and implementation of action plans by the Industry Economic Development Advisory Board.
- 6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and Weinam Creek PDA with a focus on economic growth.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Lead the implementation of actions in the Redland City Tourism Strategy and Action Plan 2015-2020.	6.1.1	Organisational Services	Complete	Council continued to complete actions of the Tourism Strategy and Action Plan 2015-2020. Council launched two Redlands Coast websites, new Redlands Coast Facebook and Instagram accounts, Redlands Coast tourism videos and the new Redlands Coast holiday guide. Council relocated the Visitor Information Centre to Cleveland town centre to better serve visitors and locals. Council assisted Queensland Tourism Industry to deliver two digital ready programs that focused on building the capability of the local tourism industry. The Redlands Coast tourism sub-committee, comprising tourism industry representatives and Council, met five times.	 
Contribute to potential development of a Smart and Connected Cities Framework.	6.1.2	Community & Customer Services	Complete	Redland City Council continued to lead the delivery of the Advancing Regional Innovation Program in partnership with Logan City Council and Griffith University. The program enhances the innovation and entrepreneurial ecosystem across the region and builds connections to create a smart city into the future. Activities and initiatives delivered in the Redlands Coast targeted business start-ups, young people, seniors, established businesses, schools and universities. Highlights included the continued delivery of 'Start-up Redlands' and popular monthly pitch nights, business mentoring, workshops for senior entrepreneurs and established businesses and delivery of an innovation in Aged Care Summit. The Redlands Innovation Advisory Group continued to provide support to the program accompanying the Mayor's delegation to the World Smart Cities Expo in Taipei to support future investment to the city.	
Lead the implementation of actions in the Redland City Events Strategy and Action Plan 2017-2022.	6.2.1	Organisational Services	Complete	Council continued to complete the actions of the Redland City Events Strategy and Action Plan 2017-2022. Council delivered an online events portal on Council's website and established a pool of event equipment available at no charge to event organisers. This included an inflatable movie screen, outdoor marquees, shade umbrellas, fence banners and flag banners. Council delivered industry development events including the annual Redlands Coast Tourism and Events Forum attended by more than 170 people and an event management masterclass attended by more than 40 people. Council delivered 26 events attended by approximately 22,500 people, including the Christmas By Starlight concert that attracted approximately 10,000 people and assisted groups to deliver more than 61 community events attended by approximately 228,000 people.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Deliver events, activities and workshops that contribute to bringing economic and social benefits to the community.	6.2.2	Community & Customer Services	Complete	Council delivered events, activities, workshops and community safety initiatives throughout the year targeting young people, seniors, people with disabilities, the community services sector, schools and the business community across Redland City and the Southern Moreton Bay Islands. Highlights included the Redlands Coast Innovation and Aged Care Summit, Seniors Week and Youth Week celebrations. The Redlands Coast Amazing Race and a number of Youth Adventure Day Out. These events have contributed positively to community wellbeing and delivered social, economic and community safety outcomes.	
Contribute to economic and social impacts across the City.	6.2.3	Community & Customer Services	Complete	Redland Performing Arts Centre and Redland Art Gallery presented a program of performances, exhibitions, arts workshops and community arts events that attracted an audience of over 60,000 people to the Cleveland central business district. Artworks and performances, including national touring theatre, contemporary and classical music, comedy, children's theatre, physical theatre and circus activities were programmed to offer diversity and quality to the Redlands Coast community. This included special events for young families, seniors, youth, Aboriginal and Torres Strait Islanders, people living with disabilities and people from non-English speaking backgrounds. A program of Public Art works was installed across the city including works at Cleveland, Wellington Point, Cochiemudro Island and North Stradbroke Island.	
Deliver a destination brand for Redland City.	6.2.4	Organisational Services	Complete	The new city brand, Redlands Coast, was rolled out. Council delivered two websites, 10 Redlands Coast videos, social media platforms and four marketing campaigns. These included a launch campaign that resulted in 55% awareness of the brand after four months in market, a campaign focused on encouraging locals to explore their own backyards, a shop local campaign, and a winter campaign to increase visitation during the low season. Destination marketing campaigns resulted in industry feedback of increased visitation during low seasons.	
Coordination of Council's involvement in the North Stradbroke Island Economic Transition Strategy.	6.3.1	Community & Customer Services	Complete	The North Stradbroke Island Economic Transition Strategy (NSIETS) working group, established by Council, includes representatives from the Department of Innovation, Tourism Industry Development and the Commonwealth Games. The NSIETS continued to meet throughout the year. Council also attended bi-monthly NSIETS Implementation Committee meetings.	
Identify and develop strategic opportunities for Redland City Council land holdings.	6.4.1	Organisational Services	Complete	Redland Investment Corporation in partnership with Redland City Council held an expression of interest campaign to secure development partners to deliver an innovative and landmark development to support the revitalisation of Capalaba.	
Provide secretarial support to the Redlands Economic Development Advisory Board.	6.5.1	Community & Customer Services	Complete	The Redlands Economic Development Advisory Board met quarterly throughout the year, and provided input into the development of the draft Rural Enterprises Industry Sector Plan.	
Deliver industry enabling action plans and a targeted investment attraction strategy.	6.5.2	Community & Customer Services	Complete	Implementation continued on the 2018-2019 actions under the Education and Training Industry Sector Plan 2018-2023. The second Education Roundtable was successfully held. Council participated in a Redlands Youth Jobs Festival event that highlighted training and career pathways for young people. Engagement with key stakeholders on the findings of the Redlands Health and Wellness Precinct Masterplan project continued as part of the Health Care and Social Assistance Industry Sector Plan 2018-2023. Work continued on the development of the investment attraction plan aligned to the key industry sectors.	 

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Facilitate the development of the Toondah Harbour PDA in partnership with Economic Development Queensland.	6.6.1	Community & Customer Services	Complete	Redland Investment Corporation and Walker Group continued to work closely, in consultation with Economic Development Queensland. The Toondah Harbour Priority Development Area project has progressed to the Environmental Impact Statement phase. This phase will take approximately 12 to 18 months.	 
Facilitate the development of the Weimam Creek PDA in partnership with Economic Development Queensland.	6.6.2	Community & Customer Services	Complete	Redland Investment Corporation continued to work closely with Redland City Council to progress the Weimam Creek Priority Development Area project. Civil and earthworks commenced on stage one of the project, which includes the car park and residential lots on Moores Road. Development of the masterplan commenced.	 
Collaborate with stakeholders on planning for Priority Development Areas.	6.6.3	Community & Customer Services	Complete	Council appointed representatives attended Local Representative Committee meetings and made decisions on applications relating to the Toondah Harbour and Weimam Creek Priority Development Areas under delegation of and on behalf of the Minister for Economic Development Queensland.	

7. Strong and connected communities



2023 Strategic Outcomes

- 7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community.
- 7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities.
- 7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.
- 7.4 Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape, and engage and recruit volunteers for Council projects.
- 7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Celebrate the cultural life of the region.	7.1.1	Community & Customer Services	Complete	Council facilitated the delivery of more than 61 community events attended by approximately 228,000 people. A total of 26 events were delivered and approximately 22,500 people attended. Events included Christmas by Starlight, Redlands Coast Australia Day Awards, live citizenship ceremonies, Lighting of the Christmas Tree, Diner en Rouge, Redlands Coast Volunteers' celebration, the Redland City Mayoral Prayer Breakfast and Redlands Coast branding workshops.	
Plan, provide and advocate for essential social infrastructure for community activities.	7.2.1	Community & Customer Services	Complete	Council undertook planning and advocacy activities to address community needs. A review of the Social Infrastructure Strategy 2009 was completed, and research and consultation was undertaken to inform the development of the Age Friendly Cities Strategy in 2019-2020. Council adopted the homelessness policy and advocacy continued to address the homelessness service response in the city. A range of potential options for a community hub were explored, with a viable outcome still to be identified. A concentrated advocacy and collaboration approach on the Southern Moreton Bay Islands focused on addressing service gaps and resulted in improved community service delivery to the island communities.	
Plan for effective sport and recreation at Heinemann Road, Redland Bay.	7.2.2	Infrastructure & Operations	Complete	The master planning process for the Redlands Coast Regional Sport and Recreation Precinct is well underway, with assistance from the Queensland Government and in consultation with the community. Initial technical studies on cultural heritage and the environment were completed. Needs analysis to understand trends and emerging issues, as well as supply and demand investigations, and detailed site planning studies commenced. In 2018-2019 Council also commenced geo-technical studies for the precinct and developed a project plan which will inform and guide future delivery.	
Manage community access of Council sport and recreation facilities.	7.2.3	Infrastructure & Operations	Complete	To streamline existing arrangements and provide clarity to sports and recreation clubs, Council has reviewed a number of arrangements when clubs seek to undertake work or projects on Council facilities. This includes a review of land owners' consent and the process for implementing sports field lighting. Council's website has been updated with improved mapping of sport and recreation facilities, sport and recreation clubs, popular parks and exercise equipment and playgrounds to provide visibility and information on the available facilities for the community.	 

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Encourage community use and participation.	7.2.4	Infrastructure & Operations	Complete	The Redlands Active and Healthy Program provided 115 programs over the year. Council partnered with local health and fitness providers to deliver low cost activities to over 9,500 attendees, which was an average participation rate of eight people per session. The Redlands Coast Fun Run, a new event to the Redlands Coast, attracted over 500 participants. Other events such as the Queensland Caravan and Camping Show and Redfest held at the Cleveland Showgrounds attracted significant interest.	 
Deliver Council's Grants and Sponsorship Program.	7.3.1	Community & Customer Services	Complete	Council successfully administered the Grants and Sponsorship Program in 2018-2019 providing financial assistance to individuals and organisations to support the delivery of projects that benefit the local community. During the year, Council awarded over 69 grants and sponsorships totalling \$560,058.86.	
Develop programs to encourage reading and all forms of literacy as part of the implementation of the Library Services Strategy 2017-2022.	7.3.2	Community & Customer Services	Complete	A wide range of programs and events to encourage reading and all forms of literacy have been delivered during this quarter including an event with author Trent Dalton to showcase the new Radio Frequency Identification (RFID) and upgrades to libraries on the mainland. The adult literacy program has continued and currently has 16 tutors and matched learners. A total of 165 'Ask IT' one-on-one sessions have been delivered aimed at improving digital literacy for adults across the city. Library resources including books, magazines, CD's and videos were delivered to 696 homes and household clients during this quarter. First 5 Forever, a program to support early literacy for children aged 0-5 years, continued to be delivered across Redlands as well as other children's programs to encourage literacy. During this quarter, there were 129 programmed activities/events for children and young people which attracted 6,872 participants. Redland libraries delivered seven author in action events attracting 290 attendees during 2018-2019.	
Provide volunteering and work experience opportunities for the community	7.4.1	People & Culture	Complete	Council continued to provide volunteering and work experience opportunities to the community across a diverse range of business units. A volunteer management project team delivered a recommendations report following a review of Council's governance and compliance requirements.	
Improve disaster preparedness.	7.5.1	Organisational Services	Complete	Council undertook seven separate community engagement events in collaboration with the member agencies of the Redland City Local Disaster Management Group. The community engagements included presentations to primary schools, information displays at the Amazing Race, Seniors Expo, Aged Care Forum and Easter Fest events. Planning commenced for the 2019 Disaster Management Exercise which will continue to strengthen partnerships with the agencies of the Local Disaster Management Group as we work together to keep the community safe during disaster events.	

8. Inclusive and ethical governance

2023 Strategic Outcomes

- 8.1 Council's Information Management Strategy and technology systems are engineered to increase efficiency and provide excellent customer service outcomes.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.
- 8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees.
- 8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhance internal and external outcomes.
- 8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Transition hardware to a new disaster recovery site.	8.1.1	Organisational Services	Complete	The Information Management Team has now completed the technical components of the Disaster Recovery Suite.	
Transform Council's systems and processes. (Carried forward 2017-2018)	8.1.2	Organisational Services	Complete	Information Management delivered the technical components for both the new Human Resource Information System to modernise the way Council manages Human Resources and the new Asset Management System to provide end to end management and maintenance of Council assets and infrastructure. These projects will achieve significant modernisation and deliver more agile systems capability to the organisation.	
Improve whole of Council asset management.	8.2.1	Organisational Services	Complete	Council developed the Strategic Asset Management Plan (SAMP) in compliance with ISO 55001 standard. The SAMP specifies how organisational objectives are converted into asset management objectives, and the approach for developing Asset and Service Management Plans (ASMPs). The SAMP was developed through engagement with key internal stakeholders, and Council's Capital and Operational Advisory Board. Council completed the annual ASMPs update and planned ten years capital portfolio investment, which was prioritised for the annual budget. The capital portfolio enables Council to continue to provide reliable services sustainably, while supporting ongoing growth in the region. An asset management policy and framework review was completed, which will provide additional evidence to support Asset Management decisions in the future. The Asset Management Project has procured an asset management technology enabler, which will support our asset management maturity into next best practice asset management.	
Improve strategic alignment.	8.3.1	Organisational Services	Complete	Council has seen an improvement in strategic alignment through the implementation of the strategic planning framework. The framework, along with supporting tools and templates has reinforced a consistent approach to our strategic planning governance processes. An internal integrated planning working group has helped strengthen the connections through the annual planning cycle to ensure various planning processes are connected and there is a strong line of sight between strategic, tactical and operational planning. Drafting of a strategic service planning framework commenced which will support strategic alignment ensuring the services delivered by Council are aligned to our strategic drivers and objectives.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Prioritise Council's portfolio of projects.	8.3.2	Organisational Services	Complete	Prioritisation of Council's capital investment portfolio was completed. The Executive Leadership Team endorsed the prioritised capital portfolio which Council adopted at Council's General Meeting on 27 June, 2019.	
Improve alignment between individual and Council performance.	8.3.3	People & Culture	Complete	Executive and senior management performance agreements were aligned to the MyGoals annual performance appraisals that are used for all employees with a stronger focus this year on leaders coaching individuals. Management performance conversations occurred during July 2018 and were cascaded throughout the organisation through MyGoals conversations with all employees. During August and September 2018, a total of 695 MyGoals conversations were completed (increased from 548 completed the previous year) to improve line of sight between individual and Council performance.	
Continue to build change management capability.	8.4.1	People & Culture	Complete	This year change management was implemented in Council's practice through delivery of a structured centre-led methodology, employee training and alignment with the Portfolio Management Office. A key achievement was the formation of a change management portfolio and 'heat map', promoting a Council view of the people-related changes taking place and their impact on employees. This view informed decisions about the timing of organisation-wide projects to maximise adoption and use of the projects' change outcomes. These projects included a new asset management system, a new Human Resource Information System, a Windows/Outlook upgrade and the introduction of Radio-Frequency Identification in Council's libraries. Additionally, change sponsorship training was delivered to the Executive Leadership Team in July 2018 to help further best practice in the area of change leadership. Change management, as an enabler of an innovative Council culture, was highlighted as part of the Innovation and Change Workshop to senior managers in August 2018. Change management training was also delivered to primary project manager groups within Council and 'Change Fitness' resilience training delivered to individuals and teams impacted by change projects to support projects enhancing internal and external outcomes.	
Drive improvements in efficiency and effectiveness.	8.4.2	Organisational Services	Complete	The business transformation program was defined and released (soft-launch only) to test the framework to support the organisation to undertake strategic transformation, cross functional service improvements, and continuous improvement. Two new training courses were rolled out over four sessions with 51 attendees to boost innovative thinking for business improvement. A comprehensive toolkit to support the innovation process across the organisation was developed, released and further refined. Eight design thinking workshops were hosted to improve specific business processes and projects (with 116 participants). The process for reporting benefits has been established with monthly organisation scorecard reporting and quarterly reporting to the Chief Executive Officer. The first phase of the Procurement Transformation Project was closed out following the delivery of the key outcomes including identification of efficiencies, development of a long term plan for improvement, and the development and implementation of a procurement dashboard. Implementation of the transformation road-map has progressed and transitioned back within the Procurement Team.	
Align the organisation to meet changing operational requirements. (Carried forward 2017-2018)	8.4.3	People & Culture	Complete	To support employees with changing operational requirements, Council offered employees targeted workplace innovation and change management training courses within its corporate development LEAP program. Mid-cycle MyGoals performance review conversations were promoted to all employees and added to the business planning cycle, to ensure employees had more opportunity to align their work with the changing operational requirements.	
Improve organisational performance through employee feedback. (Carried forward 2017-2018)	8.4.4	People & Culture	Complete	During 2018-2019 employee feedback from MySay 2018 was used to improve organisational culture and performance. Focus areas included improving individual goal clarity, career progression, communication and leadership visibility.	
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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Conduct community engagement on a diverse range of issues.	8.5.1	Organisational Services	Complete	Community consultation activities utilised a range of methods including information rich activities, user intercept surveys, and digital tools including Council's YourSay platform and social media.	

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13.4 REDLAND CITY COUNCIL MEETING SCHEDULE 2020

Objective Reference: A4057736

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Lizzi Striplin, Corporate Meetings & Registers Supervisor

Attachments: 1. Proposed General Meeting Schedule 2020 [↓](#)

PURPOSE

The purpose of this report is for Council to adopt the Council meeting calendar for 2020.

BACKGROUND

The *Local Government Act 2009* (LG Act) requires Councils to at least once in each year, publish in a newspaper, circulating generally in its area and on the local government's website a notice of the days and times when its meetings are to be held. The LG Act also requires Councils to display in a conspicuous place in its public office a notice of the days and times when its meetings will be held.

ISSUES

The attached meeting calendar for 2020 has been developed to meet legislative requirements under the LG Act.

STRATEGIC IMPLICATIONS

Legislative Requirements

The recommendations of this report are in accordance with the legislative requirements relating to the conduct of Council's meetings.

Risk Management

There are no significant risk management issues associated with this report.

Financial

There are no specific financial implications associated with this report.

People

Adopting Council's meetings calendar allows Council's Elected Representatives and those officers involved in Council's meetings to effectively plan for their 2020 Council meeting commitments.

Environmental

There are no specific environmental implications associated with this report.

Social

Early adoption of Council's meeting schedule provides benefit to members of the community wishing to attend Council meetings.

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Financial Services	28 August 2019	25 June 2020 for Special Budget Meeting
Executive Leadership Team	2 September 2019	Reviewed

OPTIONS**Option One**

That Council resolves to adopt the attached 2020 meeting schedule.

Option Two

That Council resolves to amend the proposed 2020 meeting schedule.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/312

Moved by: Cr Murray Elliott

Seconded by: Cr Julie Talty

That Council resolves to adopt the attached 2020 meeting schedule as amended.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

**REDLAND CITY COUNCIL
MEETING SCHEDULE
JANUARY-DECEMBER 2020**

JANUARY 2020		
29	Wednesday 9.30am	General Meeting
FEBRUARY 2020		
12	Wednesday 9.30am	General Meeting
26	Wednesday 9.30am	General Meeting
MARCH 2020		
11	Wednesday 9.30am	General Meeting
28	Election Day	
APRIL 2020		
TBA	Post-Election Meeting	
29	Wednesday 9.30am	General Meeting
MAY 2020		
13	Wednesday 9.30am	General Meeting
27	Wednesday 9.30am	General Meeting
JUNE 2020		
10	Wednesday 9.30am	General Meeting
25	Thursday 1.00pm	Special Budget Meeting
JULY 2020		
22	Wednesday 9.30am	General Meeting
AUGUST 2020		
5	Wednesday 9.30am	General Meeting
19	Wednesday 9.30am	General Meeting
SEPTEMBER 2020		
2	Wednesday 9.30am	General Meeting
16	Wednesday 9.30am	General Meeting
OCTOBER 2020		
7	Wednesday 9.30am	General Meeting
NOVEMBER 2020		
4	Wednesday 9.30am	General Meeting
18	Wednesday 9.30am	General Meeting
DECEMBER 2020		
9	Wednesday 9.30am	General Meeting
16	Wednesday 9.30am	General Meeting

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS**

Objective Reference: A4057732

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 04.08.2019 to 17.08.2019 [↓](#)

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/COUNCIL RESOLUTION 2019/313

Moved by: Cr Julie Talty

Seconded by: Cr Peter Mitchell

That Council resolves to note this report.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Decisions Made Under Delegated Authority 04.08.2019 to 10.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0159.01	Change to Development Approval - CAR19/0159 Design and Siting - Dwelling	The Certifier Pty Ltd	50-52 Duncan Street Wellington Point QLD 4160	Minor Change to Approval	07/08/2019	N/A	Approved	1
CAR19/0286	Design and Siting- Duplex	Bartley Burns Certifiers & Planners	60 Fitzroy Street Cleveland QLD 4163	Referral Agency Response - Planning	08/08/2019	N/A	Approved	2
MCU19/0090	Dwelling house and Shed	Bay Island Designs	15 Blue Bay Crescent Perulpa Island QLD 4184	Code Assessment	09/08/2019	N/A	Approved	5
MCU19/0036	Home based business	East Coast Surveys Pty Ltd	51 Pittwin Road South Capalaba QLD 4157	Code Assessment	08/08/2016	N/A	Approved	9
RAL19/0037	Standard Format - 1 into 2 Lots	Mrs Gail R BARNES Mr Scott C BARNES	59 Whitehall Avenue Birkdale QLD 4159	Code Assessment	05/08/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 04.08.2019 to 10.08.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0087	Change to Development Approval - MCU013851 Shop, Refreshment Establishment, Vehicle Parking Station and Extension to Hotel	Bartley Burns Certifiers & Planners	201 Middle Street Cleveland QLD 4163	Minor Change to Approval	06/08/2019	N/A	Approved	2
MCU18/0192.01	Change to Development Approval - MCU18/0192 Minor Change to Development Approval - Aged Persons & Special Needs Housing redevelopment	Seventh-Day Adventist Aged Care (SQ) Ltd	Seventh Day Adventists Home 571-585 Redland Bay Road Victoria Point QLD 4165	Minor Change to Approval	07/08/2019	N/A	Approved	4
OPW19/0071	Operational Works - Domestic Driveway Crossover	Sharon Lynette TOONEN	37 Stradbroke Street Redland Bay QLD 4165	Code Assessment	06/08/2019	N/A	Development Permit	5
OPW19/0064	Prescribed Tidal Works	Mr Gary J GEORGIU Mrs Alicia K GEORGIU	28 Keel Street Birkdale QLD 4159	Code Assessment	09/08/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 11.08.2019 to 17.08.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0279	Design and Siting - Shed	Adam James CROCOS Vermeer Building Certification Pty Ltd	23 Yarrow Court Cleveland QLD 4163	Referral Agency Response - Planning	16/08/2019	N/A	Approved	2
MCU19/0066	Combined MCU and ROL - Dual Occupancy - Reconfiguring a Lot (2 into 3 lots and access easement)	Town Planning Alliance	4 Galeen Street Point Lookout QLD 4183	Code Assessment	14/08/2019	N/A	Development Permit	2
CAR19/0277	Design and Siting - Carport	Fluid Approvals	6 Judanne Court Thornlands QLD 4164	Referral Agency Response - Planning	14/08/2019	N/A	Approved	3
CAR19/0097	Design and Siting - Carport	Fastrack Building Certification	11 Bayshore Place Cleveland QLD 4163	Referral Agency Response - Planning	13/08/2019	N/A	Refused	3
CAR19/0276	Design and Siting - Carport	Bartley Burns Certifiers & Planners	57 Mill Street Redland Bay QLD 4165	Referral Agency Response - Planning	15/08/2019	N/A	Approved	5
CAR19/0278	Amenity and Aesthetics - Dwelling	Eugenio Agustin GALLARDO PESQUEIRA Linda Jane GALLARDO	14 Ore Street Macleay Island QLD 4184	Referral Agency Response - Planning	14/08/2019	N/A	Approved	5
MCU19/0098	Change to Development Approval - MC010203 Dwelling House	Mount Albert Pty Ltd As Trustee, The Certifier Pty Ltd	54 Resthaven Drive Lamb Island QLD 4184	Minor Change to Approval	15/08/2019	N/A	Approved	5
CAR19/0287	Design and Siting - Shed	Strickland Certifications Pty Ltd	28 Explorers Way Mount Cotton QLD 4165	Referral Agency Response - Planning	13/08/2019	N/A	Approved	6

Decisions Made Under Delegated Authority 11.08.2019 to 17.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0281	Design and Siting - Carport	The Certifier Pty Ltd	487 Old Cleveland Road East Birkdale QLD 4159	Referral Agency Response - Planning	16/08/2019	N/A	Approved	8
CAR19/0282	Design and Siting - Secondary Dwelling	Dixonbuild Pty Ltd	52 Larbonya Crescent Capalaba QLD 4157	Referral Agency Response - Planning	15/08/2019	N/A	Approved	9
CAR19/0280	Design & Siting - Roofed Deck & Carport	Strickland Certifications Pty Ltd	270 Birkdale Road Birkdale QLD 4159	Referral Agency Response - Planning	15/08/2019	N/A	Approved	10
CAR19/0283	Design and Siting - Garage	Riteway Constructions Pty Ltd	56 Cavell Street Birkdale QLD 4159	Referral Agency Response - Planning	16/08/2019	N/A	Approved	10

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 15 AUGUST 2019

Objective Reference: A4057739

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

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

Report Author: Christy Englezakis, 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 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 fourth mediation was held on 8 April 2019. A review was held on 12 April 2019. A further review was held on 19 July 2019 and the matter has been listed for another review on 23 August 2019.

3.	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. The Appellant filed an application in pending proceedings on 10 May 2019, for orders to progress the appeal. A review was held on 30 May 2019. A without prejudice mediation was held on 11 July 2019. A review was held on 2 August 2019 and the matter has been listed for further review on 20 September 2019.

4.	File Number:	Appeal 1452 of 2019 (ENF007717)
Applicant:		John Bonett
Enforcement Action:		Unlawful Use of Premises 45 Arthur Street and 47 – 49 Arthur Street, Macleay Island (Lot 76 RP124837 and Lot 77 SP162705)
Appeal Details:		Appeal against Council enforcement notice.
Current Status:		Appeal filed on 26 April 2019. Council filed an application for directions orders on 25 July 2019. A directions hearing was held on 9 August 2019, at which the enforcement notice was set aside and the appeal resolved.

5.	File Number:	Appeal 2722 of 2019 (MC010910)
Applicant:		Spiral Wave Pty Ltd
Proposed Development:		Material Change of Use for an Apartment Building 193 – 197 Esplanade, Redland Bay (Lots 1 & 2 on RP172052)
Appeal Details:		Application for a declaration about a lapsed development approval.
Current Status:		Application filed on 31 July 2019. A directions hearing is scheduled for 23 August 2019.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

6.	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

7.	File Number:	Appeal 19-033-RCC (CAR19/0135)
Appellant:		Robert Reynolds
Assessment Manager:		Luke Jones
Co-Respondent		Redland City Council
Proposed Development:		Building Work for Carport (Boatport) (including car wash) 6 Dinton Court, Alexandra Hills
Appeal Details:		Appeal against the decision of the assessment manager to refuse the development application, as directed by Redland City Council, in its role as concurrence agency.
Current Status:		Appeal filed by the Appellant on 26 July 2019. Council was notified of the appeal on 30 July 2019.

8.	File Number:	Appeal 19-034-RCC (PD236994)
Appellant:		Gregory Thomas Hayes
Assessment Manager:		Redland City Council
Proposed Development:		Plumbing and Drainage Works for a composting toilet 17 Kennedy Avenue, Russell Island
Appeal Details:		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
Current Status:		Appeal filed on 26 July 2019. Council was notified of the appeal on 30 July 2019.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/314

Moved by: Cr Murray Elliott

Seconded by: Cr Mark Edwards

That Council resolves to note this report.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Gleeson declared a Perceived Conflict of Interest in Item 14.3 *MCU19/0017 Material Change of Use (Health Care Service) - 58-68 Delancey Street, Ormiston*, stating that the son of the applicant and an employee of the applicant helped him move Bayside Initiative Group (BIG) into a Council owned building. They also used vehicles owned by the applicant to facilitate the move.

Cr Gleeson considered his position and was firmly of the opinion that he could participate in the debate and vote on this matter in public interest.

A vote was taken (refer Item 11.1 for details). Cr Gleeson remained in the room and voted FOR the motion.

Cr Hewlett declared a Real Conflict of Interest in Item 14.3 *MCU19/0017 Material Change of Use (Health Care Service) - 58-68 Delancey Street, Ormiston* stating that the applicant Mr Stephen Lambourne (owner of SS Signs Cleveland) donates (in kind) to an annual charity breakfast organised by his wife, Sheena Hewlett.

Cr Hewlett considered his position and proposed to exclude himself from the meeting while this matter was debated and the vote was taken.

Cr Hewlett left the meeting at 10.48am before Item 14.3 and returned at 10.57am after the item was voted on.

14.3 MCU19/0017 MATERIAL CHANGE OF USE (HEALTH CARE SERVICE) - 58-68 DELANCEY STREET, ORMISTON

Objective Reference: A4026413

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

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

Report Author: Brett Dibden, Planning Officer

Attachments:

1. [MCU19/0017 Site Plan](#) ↓
2. [MCU19/0017 Architectural Plans](#) ↓
3. [MCU19/0017 Civil Plans](#) ↓
4. [MCU19/0017 Landscape Plan](#) ↓
5. [MCU19/0017 Acoustic Plan](#) ↓
6. [MCU19/0017 Redland City Health Care & Social Assistance Industry Sector Plan](#) ↓
7. [SEQ Regional Plan 2017](#) ↓
8. [MCU19/0017 Assessment Manager Conditions](#) ↓

PURPOSE

Council has received an application seeking a development permit for a material change of use for health care services on an allotment zoned low impact industry and recreation and open space, on land at 58-68 Delancey Street, Ormiston, and described as Lot 1 on RP 213631.

The owner of the property is Cleveland Rural Pty Ltd as Trustee and the applicant is Mr Stephen Lambourne care of Bennett and Frances (Mr Phillip Pozzi).

The proposed Health Care Services use is impact assessable as per Tables 5.4.13 and 5.4.16 of the recreation and open space and low impact industry zones respectively. The application was made in accordance with the *Planning Act 2016*. Public notification of the application took place and four (4) submissions were received and these submissions were considered as part of the assessment of the application.

Key issues with the application are summarised below:

- Out of centre development
- Impacts on the Health and Wellness Precinct
- Availability of low impact industry zoned land
- Access and parking
- Landscaping
- Noise

These issues have been addressed in the report. It is recommended that the application be granted a Development Permit subject to conditions.

BACKGROUND

The following approvals have been issued for the subject site:

- R269 – 1973 rezoning approval changed the zone from Rural to Residential
- R492 – 1977 rezoning approval changed the zone from Residential to Shopping
- C641 – 1980 consent approval for a material change of use for a fruit and vegetable outlet
- C1092 – 1984 consent approval for a material change of use for a hospital
- C1180 – 1985 consent approval for a material change of use for service industry
- C1268 – 1986 consent approval for material change of use for industry class 1 (newspaper publications)
- MC010668 – 2007 approval for a material change of use for the extension of an existing general industry use, which involved additions to the existing printing facility and 2010 permissible change approval for an awning addition.

ISSUES

Development Proposal & Site Description

Proposal

The proposal is for health care services comprising the reuse of the existing building, access (via Finucane Road) and car parking areas. The uses will include general practitioner services, medical specialists and allied health practitioners, which will occupy approximately 2,600m² of floor space on one level, with the balance of the 5,808m² building to be used for low impact industry. The proposal will require an internal refit of the existing building, with no external changes. Additional parking will be provided for 73 car spaces in 3 locations:

- 24 car spaces fronting Delancey Street
- 16 car spaces added to the car park on the corner of Finucane Road and Delancey Street
- 33 car spaces added to the rear car park.

The development proposes the following operating hours:

- 8am to 6pm Monday to Friday
- 8am to 12pm Saturday
- 9am to 12pm Sunday

The part of the building not used for health care services will be used for a low impact industry. This use is accepted subject to requirements (does not require Council approval), and therefore does not form part of the application.

Site and Locality

The subject site has an area of 51,870m² and is currently improved with the former Fairfax Media Rural Press building and associated car parking. The site is bounded by Finucane Road to the south and Delancey Street to the east. The Hilliards Creek corridor forms the western boundary. An access restriction strip prevents access to Lucy Street in the north-west corner of the site. The subject site has a mixed zone with the greatest part being the low impact industry (LII) zoned land on the east side (approx. 31,150m²); and the recreation and open space (ROS) zoned western part (approx. 20,720m²).

The site adjoins low density residential (LDR) zoned properties to the north and conservation zoned land to the west. The LDR zoned land is an established residential area consisting mostly of low-rise detached housing. The adjoining conservation zoned land is parkland, which includes the Hilliards Creek Platypus Corridor Park. The land directly across Delancey Street is zoned medium density residential (MDR) and neighbourhood centre (NC), with the latter including a shopping centre anchored by a Red Rooster drive thru restaurant and also including a noodle bar, bakery, chemist, GP medical practitioners and a commercial office. The NC zone adjoins the mixed use (MU) zone which extends along both sides of Finucane Road as far as the Black Swamp Wetlands, and is fully developed with a range of uses including 3 service stations, Mitre 10, a number of chain fast food restaurants, Cleveland Tavern, the Cleveland IGA, car yards and many other uses. The MDR zoned land adjoins low-medium density residential (LMDR) zoned land extending to the north from Freeth Street West, with this land and the MDR zoned land including a mix of detached dwellings, pre-lodgement meeting multiple dwellings and aged care facilities.

The topography of the site is generally flat where the existing building and parking area are located, with quite a steep gradient falling towards the western boundary before levelling out to an inundated part of the site (natural waterbody) adjoining Hilliards Creek. The site is sparsely vegetated except for a 90m wide strip along the western boundary which comprises mature eucalypt species for the most part. Mature eucalypts provide a landscape screen around the developed part of the site on the southern and western sides, with landscaping closer to the corner and along the Delancey Street frontages including a variety of native and exotic species, including mature Poinciana trees typical of the Cleveland streetscape.

APPLICATION ASSESSMENT

Planning Act 2016

The application has been made in accordance with the *Planning Act 2016* Development Assessment Rules and constitutes an application for Material Change of Use under the City Plan subject to impact assessment.

Assessment framework

In accordance with Section 45 of the *Planning Act 2016*:

- (5) *An impact assessment is an assessment that—*
 - (a) *must be carried out—*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *A planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

Section 31 of the *Planning Regulation 2017* relevantly identifies that:

- ‘(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—*
- (a) the matters stated in schedules 9 and 10 for the development; and*
 - (d) if the prescribed assessment manager is a person other than the chief executive—*
 - (i) the regional plan for a region; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) for designated premises—the designation for the premises; and*
 - (f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) the common material.’*

Decision making framework

Section 60 of the *Planning Act 2016* relevantly states that:

- ‘(3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide—*
- (a) to approve all or part of the application; or*
 - (b) to approve all or part of the application, but impose development conditions on the approval; or*
 - (c) to refuse the application.*
- (5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.*
- (6) If an assessment manager approves only part of a development application, the rest is taken to be refused.’*

State Planning Policy and Regulations

State Policy / Regulation	Applicability to Application
<u>State Planning Policy 2017 (SPP)</u>	The previous SPP 2016 was appropriately integrated into City Plan. There have been no changes to any relevant State interests in the 2017 version of the SPP and therefore no assessment against the SPP is required.
<u>Planning Regulation 2017</u>	Schedule 10, Part 10 Division 1, Section 16 Prohibited Development – material change of use for premises for an urban activity is prohibited development to the extent

State Policy / Regulation	Applicability to Application
	<p>the premises are in –</p> <p>(a) A priority koala assessable development area; and</p> <p>(b) A koala habitat area; and</p> <p>(c) An area designated under a local categorising instrument for conservation, open space, rural or rural residential purposes.</p> <p>The development is not proposed in the ROS zone though the application has been made over the whole lot. The proposed health care services do not meet the definition of an ‘urban activity’ in section 16(3)(b)(xix), and therefore the use does not constitute prohibited development.</p> <p>Schedule 11:</p> <p>The majority of the site is mapped as Medium Value (MV) Rehabilitation; with a smaller area mapped as Medium Value (MV) Bushland and High Value (HV) Other. The development is located in the MV Rehabilitation and HV Other mapped area, and is already constructed. There is no proposed removal of any vegetation on the site. Koala movement is facilitated by existing trees on site. As such, the development is considered to comply with Schedule 11 Part 2(6).</p>

City Plan

The application has been assessed under the City Plan Version 2 (CP). The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However, it is recognised that the following elements and codes are relevant to the application:

- Strategic framework
- Low impact industry zone code
- Recreation and open space zone code
- Healthy waters code
- Infrastructure works code
- Landscaping code
- Transport, servicing, access and parking code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Landslide hazard overlay code
- Transport noise corridor overlay code
- Waterway corridors and wetlands overlay code

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

Current zoning and appropriate use of the land

The current low impact industry zoning has been carried over from the equivalent commercial industry zoning under the superseded Redlands Planning Scheme. The industry zoning reflects the use of the land for newspaper printing. As such, it is considered that the current zoning reflects the site history (a ‘spot’ zone) rather than representing a strategic intent for this site.

Accordingly, it is arguable that the existing zoning does not reflect the most appropriate and highest and best use of the site. In fact, there is a previous consent approval for a hospital (Council ref. C1092), however this approval was not taken up. The site provides an important gateway to Cleveland given its prominent location on a hill when approaching eastwards along Finucane Road. This importance is reflected in the built form of the existing building, reflecting a colonial 'homestead' design, and the depth of landscaping provided along both frontages adjacent to the building. In other words, the built form and streetscape treatment is not typical of an industrial purpose. Given no external building works are proposed, and landscaping will effectively screen new parking areas, the proposed use will have no additional impacts on streetscape regardless of the zoning.

Performance Outcome PO8 of the LII zone code relevantly states that *'development does not constrain or conflict with the ongoing operation of industrial activities in the zone'*.

Compatibility between the proposed health care services and industrial uses will be managed primarily by managing traffic to avoid conflict between the uses. Medical centre staff and visitors will use the parking area to the left upon entering the site, while the warehouse parking will continue straight ahead. The existing boom gate at the east side of the warehouse building will be maintained and signage also included to direct traffic. Given a warehouse use is accepted development subject to requirements in the LII zone, the onus is on the operator to ensure appropriate amenity is maintained for nearby sensitive receivers with regards to acceptable outcomes AO4.1 to AO5.5 of the LII zone code. It is anticipated that a warehouse use can achieve the accepted development requirements in the LII zone code, and as such, would provide a suitable level of amenity for the proposed medical centre given the separation of the uses on the site. Therefore, the development is considered to comply with PO8.

The proposed development will occupy less than 50% of the existing building, with the balance intended to be used for an appropriate industrial use as a warehouse. There is also additional capacity within the LII part of the site for additional industrial capacity between the western carpark and the top of the ridge. Further, there are a number of locations on the mainland where there is capacity within the LII zone to facilitate further development, being:

- Corner of Mond Street and Railway Parade, Thorneside – 3 lots undeveloped;
- Capalaba industrial precinct – 3 lots undeveloped; and
- The north-east end of German Church Road, Redland Bay – approximately 50% capacity.

As such, it is considered that there is sufficient capacity within the subject site and other LII zoned land to provide for existing and new smaller scale industrial uses, while ensuring inappropriate development is not included in the zone, which broadly aligns with the strategic outcomes for the zone (3.4.1.9 - Industry and mixed use zones), being:

2. *Land within these and other smaller scale industry zoned areas is used efficiently. Development assists in consolidating the use of vacant and underutilised land.*
3. *Development within industry zoned areas is limited to industrial activity and uses which directly support those industries or workers. Large format retailing (showrooms, bulky goods, big box or category based) does not occur in these areas.*

Strategic framework

Health care services are primarily intended to be located in centres, which relevantly include the Cleveland CBD and the specialised centre focused on and around the Redlands Hospital. It is therefore important to consider the strategic implications for out of centre development.

Section 16 of the Planning Act requires a planning scheme to identify strategic outcomes for the local government area to which the planning scheme applies; and to include measures (assessment benchmarks) to facilitate the strategic outcomes. Under section 45(5) of the Planning Act, impact assessment must be carried out (in part) against the assessment benchmarks in a categorising instrument which may include a strategic outcome.

Part 3 of City Plan includes the strategic framework. 3.1(1) defines the strategic framework as:

'The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.'

The parts of the strategic outcome that are relevant to the assessment are:

- 3.4.1.1 centres hierarchy
- 3.4.1.2 principal centre zone
- 3.4.1.7 specialised centre zone – Redlands health and wellness precinct
- 3.4.1.8 out-of-centre development
- 3.4.1.9 Industry and mixed zones

Section 3.4.1.1 establishes the strategic outcomes for the centres hierarchy. Among other matters, this section includes outcomes which define the preferred settlement pattern, that relevantly includes centres providing *'hubs of community services and facilities'*; *'form, size and mix of uses are appropriate to the function and scale of the centres'*; and that *'development does not expand the centre function beyond its designated level'*.

Schedule 24 of the Planning Regulation does not explicitly define what a 'community service' is, however it is implied that the definition includes educational, health and police services. By locating health care services outside of a centre zone, there is a potential conflict with section 3.4.1.1. Section 45(5)(b) of the Planning Act provides for impact assessment to consider other relevant matters, which may include a planning need. The applicant provided a needs assessment to support the proposal, which is considered to resolve the conflict with the section 3.4.1.1, and is discussed further in the 'other relevant matters' section of the report.

Section 3.4.1.2 provides strategic outcomes for principal centres, including Cleveland, to contain the *'highest-order and largest concentrations of shopping, offices, **community services** and facilities, and cultural, and entertainment activities'*. It is important to note that the strategic outcome does not restrict health care services outside of centres, with the primary location for the concentration of health care services being the specialised centre zone, however it does imply that the primary centres provide greater accessibility to a range of customers and efficiencies in terms of infrastructure provision. The subject site being located close to the Cleveland CBD is well serviced by existing infrastructure, and does not require substantial redevelopment of existing building/facilities to provide the range of health care services proposed. This matter is discussed further in the 'principal centre zone code' section of the report.

Section 3.4.1.7 includes strategic outcomes for the Redlands health and wellness precinct (RHWP) that relevantly include:

- (1) *'A specialised centre based on the Cleveland Hospital and other major health care services is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.'*
- (2) *'Development increases the depth and range of health care services and associated activities, and does not compromise ongoing hospital operations.'*

(3) Infrastructure and movement networks are provided and enhance the functioning of the precinct.'

Redland City has a specialised centre based on the Cleveland hospital and other major health care providers, where specialist and general health services, health based education and training and related activities will cluster.

A RHWP master plan study is currently being prepared, and is a joint project which involves Council, Metro South Health and Mater Hospital. It is expected that the master planning process will address the strategic outcomes listed above, however this process is not a public process, and given the timing of the proposed development, cannot reasonably inform the assessment. The identification of the precinct as a knowledge and technology precinct is identified in the SEQ Regional Plan 2017. The master planning process itself was identified as a key action in the Redland City Health Care and Social Assistance Industry Sector Plan 2018-2023, which has been endorsed by- Council (see attachment 6). This report identifies economic activity in the region of \$350 million with employment opportunities of 1,900 during construction and up to 3,600 overall.

The study intends to identify development opportunities in the precinct that leverage on the two hospital expansion plans and create the potential for it to be a major economic catalyst and employment generator as well as the opportunity to provide high quality health care and social services for Redlands' residents in the long term.

Council's Economic Development unit has advised that it is expected that a confidential report will be prepared to brief Councillors on the options for a pathway to proceed with the master plan, which is expected to take up to 12 months to finalise. Implementation will be several years away with a 10 year construction period estimated. As such, the proposed development does not have any significant strategic implications for the master plan project.

Section 3.4.1.8 of the City Plan contains specific references to development that is intended only to be provided in centres and identifies limits on certain development outside of centre zones. This section states:

- (1) 'Development of office, showroom or shopping uses do not occur outside of designated centres or the mixed use zone.*
- (2) Large format retailing (showrooms, hardware and trade supplies, bulky goods or category based retailing) occurs in centres or in the mixed use zone.*
- (3) Small scale cafes and restaurants may establish in the medium density residential zone and the tourist accommodation zone. Shops providing services to tourists may also establish in the tourist accommodation zone.*
- (4) Non-residential uses only occur in residential zones where they are for a community purpose, are stand-alone and small scale, do not significantly detract from residential amenity and do not compromise the role of any centre.*
- (5) On the Southern Moreton Bay Islands, flexibility is provided to establish a limited range of additional small scale non residential uses which provide services to the local community or tourists, provided they do not significantly detract from residential amenity or the role of any centre.'*

Section 3.4.1.8 is significant for consideration of uses that otherwise should be located in centres. Relevantly, community services, including health care services, are not included as development that should be specifically included in a centre zone, and as such, do not constitute out of centre development.

Section 3.4.1.9 includes strategic outcomes to ensure industry zoned land is used efficiently; consolidates underutilised land; and to ensure non-industrial uses are limited to those which directly support industry or workers. These matters have been addressed previously in the 'current zoning and appropriate use of the land' part of the report.

Principal centre zone code

The purpose and relevant overall outcomes of the principal centre zone include:

1. *The purpose of the principal centre zone code is to guide the development of the highest order centres at Capalaba and Cleveland, which contain the largest and most diverse mix of uses including the highest order business, retail, government, community, entertainment and cultural activities, the highest density forms of housing, and the highest concentration of employment in the Redlands.*
2. *The purpose of the code will be achieved through the following overall outcomes:*
 - (a) *the principal centres consist of a diverse range of higher order business and retailing activities, including department stores, discount department stores, supermarkets, specialty stores and small and large scale offices;*
 - (b) *vibrant, mixed use environments are created, with high levels of day and night time activity;*
 - (c) *higher density residential and short term accommodation are established within the centres;*
 - (d) *the principal centres also accommodate a wide range of community, cultural and entertainment facilities such as theatres, nightclubs, restaurants, libraries and galleries and provide a major focus for community interaction and civic life;*
 - (e) *development maximises accessibility to and integration with the major public transport interchanges within the centres;*
 - (f) *development ensures the principal centres are highly accessible by public transport, walking and cycling;*
3. *Cleveland*
 - (a) *the principal centre at Cleveland accommodates the primary administrative functions of the city including Council's headquarters and State and Commonwealth government services;*
 - (b) *the principal centre at Cleveland accommodates the city's primary cultural and entertainment facilities as well as important tourism related services and events;*
 - (c) *development concentrates a mix of uses around the harbour, including leisure, specialist boutiques and artisan retail as well as a substantial proportion of residential development, waterfront dining, night time activities and entertainment;'*

The purpose and overall outcomes of the principal centre zone code generally, and the Cleveland centre specifically, target administrative functions; higher order retail; higher order business; cultural and tourism related services; and the night time economy including dining and entertainment opportunities. While locating health care services in a centre zone improves accessibility to bus and rail public transport as well as providing patients and staff with multi-modal choices when visiting a centre, the subject site is located only a short distance from Cleveland and complementary services and opportunities are provided in walking distance to the

site. Also, the lack of a suitably sized vacant tenancy within the Cleveland CBD to provide for the range of uses proposed restricts opportunities to locate the uses in the nearby centre. While specific information was not submitted supporting this assertion, a review of the CBD area indicates that there would be a lack of a suitable sized tenancy to house the proposed uses. Further, the applicant's needs assessment demonstrates that the proposed development will not compete with existing health care services in the service area. As such, the proposed development is not considered to be in conflict with either the strategic intent or overall outcomes of the principal centre zone code.

Specialised centre zone code

The purpose and overall outcomes of the specialised zone code relevantly include:

1. *'The purpose of this code is to provide land for medical, research and technology activities, and to protect hospital and major healthcare operations.*
2. *The purpose of the code will be achieved through the following overall outcomes:*
 - (a) *the zone accommodates the hospital and associated services, including educational establishments, research and technology activities related to medical sciences, emergency services, health care services and community care centres;*
 - (e) *development does not prejudice the ability of the hospital and major health care providers to continue to operate in a manner that meets the needs of the existing and future community;*
 - (f) *development facilitates improved accessibility by walking, cycling and public transport, and easy access by all members of the community, including older and less mobile people;'*

Clustering health care services around the Redlands Hospital accords with current planning principles. To do so, sufficient space for both buildings and associated infrastructure including access and parking is critical. The existing movement network connecting the centre is limited with respect to public transport, and there is only one access via Weippin Street, which limits functionality and further development of the centre. Parking is also considered to be at a premium, and poses access concerns for elderly patients.

Development potential of the site is limited by land ownership and environmental constraints. Of the adjoining properties on the northern side of Weippin Street, Lot 30 on SP106226 is the only undeveloped lot. This lot is in private ownership (Metro South Hospital and Health Services), and is constrained environmentally (koala habitat). On the southern side of Weippin Street, the site previously occupied by Fisher and Paykel (Lot 36 on SP201332) is also in private ownership and has similar environmental constraints with regards to koala habitat. There is an existing approval over this lot for a hospital (refurbishment of existing buildings for a mental health facility) approved by negotiated decision in 2010 (Council ref. MCU012303), with changes approved in 2013 and 2016. A separate application for a vehicle parking station (car parking) over the site has lapsed (Council ref. MCU012832).

As such, the potential to further develop the precinct and resolve access and parking issues, is a medium to long-term prospect that is currently the subject of a master planning process. Locating health care services outside of the specialised centre is not considered to conflict with the intent of the specialist centre zone code to co-locate health care services with the Redlands Hospital given the bulk of these services will remain in place. As such, while the development is not considered to be in direct conflict with the overall outcomes of the specialised centre zone code in terms of meeting the needs of the existing and future community, there is some uncertainty with

how the development may affect future unmet demand for healthcare services that would be otherwise provided by the expanded RHWP, in addition to a possible conflict with the strategic framework as discussed previously. Therefore, other relevant matters are considered in the next section in accordance with Section 45(5)(b) of the *Planning Act 2016*.

Other relevant matters

Need

The applicant provided an economic needs assessment by Foresight and Partners as part of the original submission, with further economic information provided during the assessment. A summary of the findings of the two reports is included below:

Foresight report dated 25/01/2019

- Current trends are towards multi-disciplinary health hubs for health care services to provide a range of affordable health care needs to meet the needs of the resident population and lifestyle;
- The proposal to co-locate GP, specialists and allied health services will provide greater economy of scale efficiencies than would smaller decentralised practices, providing a greater range of services, accessibility and convenience for the community;
- The subject site will require very little modification with no new external building works required, with minor additions to existing car parking. No environmental constraints are identified for that part of the site to be developed;
- Less than 50% of the existing building will be utilised for health care services, with the balance to be maintained for an appropriate industrial purpose (warehouse);
- While the subject site is located outside of the specialised centre zone, which is identified as too small/constrained to meet current demand, the proposed site will provide convenient access for patients and clinicians;
- Key issues with the Weippin Street site are identified as lack of car parking and access owing to high levels of activity resulting from patronage of other tenancies and confined space. Health care services are unable to expand in the current location until the issues are resolved;
- 60% of patients are expected to be elderly local residents. As such, ease of access and general mobility are factors which the development can address by providing adequate car parking close to building entrances;
- Development of the Redlands Health and Wellness Precinct (RHWP) is likely to be some years away, with environmental and land ownership constraints noted as significant constraints;
- The commercial property market, particularly health care services, is identified as weak, with tenancies in the Cleveland centre remaining vacant for some years, and size of available tenancies required for medical services is considered inadequate;
- The proposed development will include both GP and specialist services that will serve slightly different geographic service areas. The defined service area for GPs is divided into primary and secondary services areas. The primary service area is estimated to generate 60% of all GP visits generated from the secondary service area. Patients originating from beyond the defined trade area are estimated at 5%. The primary service area makes up the central Redlands local government area (LGA) as shown in pink in Figure 1; and the secondary service area is the balance of the Redlands LGA (shown in yellow);

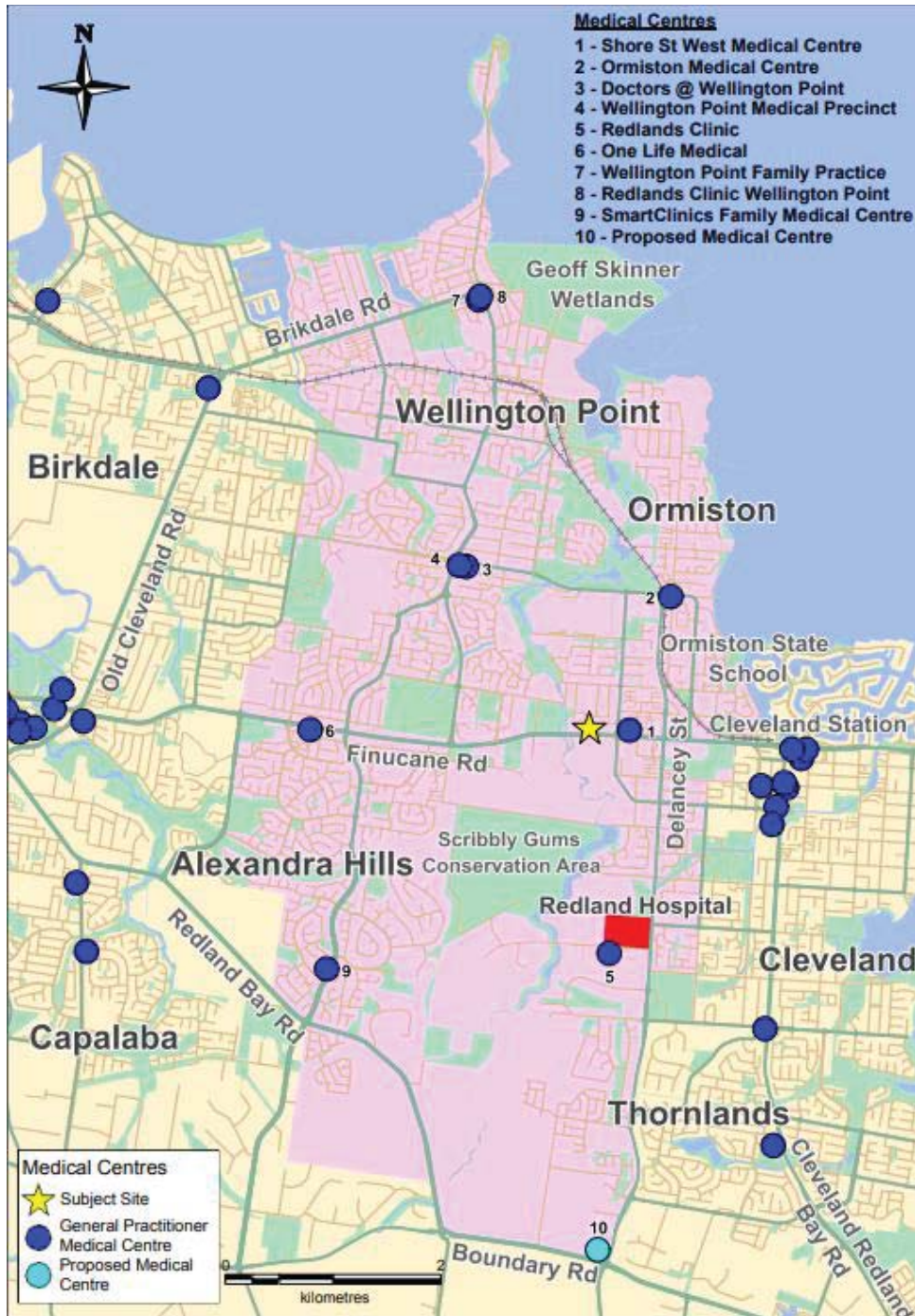


Figure 1 – GP primary service area & GP clinics from p. 6 Foresight & Partners

Need Assessment

- The service area for specialist and mental health care services is identified as being the whole of the Redlands LGA.



Figure 2 – Specialist & mental health service area/clinics from p. 8 Foresight & Partners Need Assessment

- Forecasts of the aged cohort (65+) are presented as key socio-economic indicators for the GP and specialist service areas;
- Service area populations for that age cohort are projected to increase by 40,276 persons in the primary GP service area in 2016 to 45,654 persons in 2026, for which there is a current undersupply of GPs. The primary service area currently could support 63 full time equivalent (FTE) GPs where currently there are 42, based upon the 0.71 doctor to 1000 patient ratio adopted by the Federal Government. As the population increases a deficiency of 27 (full-time

equivalent) FTE GPs is identified by 2026. Consequently, it is considered that the proposed medical centre will not have any extended adverse impacts on existing medical centres within the Redlands LGA. An increased supply in medical practitioners will partly address the forecast deficit of 21 GPs, 90 psychologist, 21 psychiatrist and 210 specialists, as identified in the Foresight report;

- The report also identifies a range of net economic and social benefits to the community, being:
 - Facilitates expansion of an existing medical practice, offering services in a convenient location with good access (particularly for aged residents);
 - Continued supply of medical services in response to population growth and demand;
 - Medical centre will be of size and scale to potentially reduce wait times and reduce non-emergency presentations at hospitals;
 - Contribute to improved community health;
 - Provides local employment opportunities;
 - Potential for improved bulk-billed medical services;
 - Facilitate holistic health care with range of GP and complementary specialist services; and
 - Provision of multidisciplinary health care for patients with chronic disease.

The report does not include any analysis of the potential impacts of the development on future unmet demand for GP and specialist services in a redeveloped health and wellness precinct.

Foresight report dated 25/01/2019

Further information was provided to address perceived gaps in information provided in the original report. A summary of the findings is included below:

- *'Demonstrate how the proposed development will not significantly compromise the future planning of the precinct?'*

Timing

- An immediate need was identified in the original report;
- The RWHP is at masterplan stage and the timeframe for future development is considered to be some years away;
- As such, the RWHP cannot make up the current demand for health care services.

Scale and function

- The subject proposal and the RHWP are considered complementary in terms of scale, functions and service areas;
- The subject site will mostly cater for residents in the primary service area being approximately 27% of the Redlands LGA;
- The available space within the existing building means that the development can provide a limited range of services, and will not offer the scope of services that the RWHP will be able to provide.

Future demand

- The Redlands population is forecast to grow by 26% from 2016 to 2036 (Table 3.1, Foresight Report). The RHWP will be required to meet demand beyond that catered for by the development.
- In view of the forecast growth, there is a need for both the subject development in the short term, and the future RHWP.

Peer Review

Council commissioned a peer review of the applicant's needs assessment, which was undertaken by Macroplan Dimasi to include:

- An independent demand and supply analysis; and
- A review of the Foresight information to test assumptions and conclusions.

The peer review concluded that on the whole the Foresight report demonstrated that there is clear need for the proposed medical centre to cater for deficiencies in specialists and mental health professionals. However, the GP need is considered to be neutral and provision of additional GP services will likely remain in balance with need going forward.

The peer review generally supports the assumptions and methodology used in the Foresight report, which underpins the need for the medical centre because of the identified shortfall of specialists and mental health professionals.

Further, the peer review concurs that the proposed medical centre will not have any significant adverse impact on existing health care services within the service area. As such, it is anticipated that the new medical centre will have a slight positive economic benefit overall, delivering a range of net economic and social benefits, as described previously.

While the development is considered to address a local need for GP and specialist services, there is greater demand for specialist services, which the development will resolve. The proposal does not address future unmet demand anticipated by the RHWP master plan. However, for the reasons given previously relating to the scale and services proposed at the subject site, compared with the availability of land for the RHWP, including the relatively unconstrained Fisher and Paykel site, it is considered that the development will meet current and future need without having an adverse impact on the viability of the RHWP.

It is important to consider the mix of health care services proposed by the development:

Classification	Area (m ²)	No. of rooms
GP	918	10
Specialist	586	10
Mental health	646	14
Totals	2,150	34

Based on the forecast deficit of specialist health services identified in the applicant's report, there is sufficient demand for both the subject proposal and the RHWP, and one will not affect the other. Additionally, the RHWP will provide additional higher-order medical services and health-based education and training not offered at the subject site.

Parking issues

Letters from two medical practitioners were provided explaining parking issues, with matters raised including lack of accessibility for low-mobility patients, cancellation of appointments, parking in undesignated areas and parking some distance away from the practice.

Examples of parking deficiencies are demonstrated in Figures 3-5, which indicate on-street parking at capacity with overflow parking unlawfully undertaken on the verge and within driveways. It is unclear what time the photographs were taken other than being midweek, however parking issues are clearly evident.







Figures 3 – 5: Typical parking deficiencies as provided in Appendix 3 of Foresight and Partners response to information request, dated 29/03/2019.

Building Design

No external changes are proposed to the existing building.

Access and Parking

The relevant assessment benchmarks for access and onsite parking in the transport, servicing, access and parking code include:

PO8

'On-site vehicle parking:

- 1. is clearly defined, safe and easily accessible;*
- 2. accommodates a sufficient number of vehicles, having regard to:*
 - 1. the type and size of development;*
 - 2. expected resident, employee and customer movements;*
 - 3. the location of the use;*
 - 4. the capacity of the existing road network to accommodate on-street parking; and*
 - 5. access to public transport;*
- 3. includes dedicated parking spaces for people with a disability, motor cycles and bicycles.'*

PO9

'Car parking and internal circulation is designed and constructed to:

- 1. provide a clear internal movement hierarchy;*
- 2. separate servicing and customer parking and circulation functions as far as possible;*
- 3. discourage high vehicular speed and short-cutting;*
- 4. be clearly distinguishable from pedestrian entries and paths;*
- 5. be easily negotiated by vehicles and pedestrians, including persons with a disability;*
- 6. ensure vehicles do not reverse into areas of high pedestrian activity; and*
- 7. optimise safety and security of users.'*

PO10

'Parking areas are lit to provide security for night-time users where likely to be used by the public or employees at night time.'

PO11

'Signage or pavement markings are established on-site to:

- 1. control traffic movement and driver behaviour;*
- 2. warn of any potential safety hazards;*
- 3. clearly indicate the existence and location of access points to car parking areas where not visible from the frontage road or access driveway.'*

PO12

'Car parking areas accommodate landscaping that:

- 1. provides shade;*
- 2. breaks up and softens the extent of hardstand area; and*
- 3. optimises infiltration of stormwater run-off.'*

PO13

'Car parking areas and structures are designed and located so they do not dominate the streetscape.'

A total of 169 parking spaces are provided, including 73 new parking spaces. Parking is provided to achieve the deemed to comply solution nominated in Table 9.3.5.3.2. Although the proposed warehouse use has not been applied for, parking spaces have been allocated for this use to demonstrate parking demand can be met overall:

Use/Parking Demand	Table 9.3.5.3.2 Rate	Provision
Warehouse	2 spaces/employees or 1 space/100m ² , whichever the greater	32 spaces (GFA)
Health Care Services	Whichever the greater of: 1 space/3 beds; OR 1 space/employee (on duty); plus 1 space/practitioner; plus 2 spaces/consulting room	21 employees = 21 spaces 31 practitioners = 31 spaces 42 consulting rooms = 84 spaces
Total Demand	168	
Total Provided	169	

Use/Parking Demand	Table 9.3.5.3.2 Rate	Provision

The deemed to comply parking demand is 168 parking spaces in accordance with acceptable outcome AO7.1. Provided parking is 169 spaces, including 4 appropriately sized persons with disability (PWD) spaces. The parking spaces are 2.5m wide and 5.4m long, which complies with AS2890.1 for staff and visitor parking. The new parking areas are relatively flat thus grades can be conditioned to comply with the AS2890.1.

Four (4) motorcycle spaces are provided which meets the deemed to comply solution in acceptable outcome AO8.2. There is no nominated rate for bicycle spaces, however the submitted traffic report references Austroads Guide to Traffic Engineering Practice - Part 4: Bicycles for cyclist requirements, which nominates total demand as being 21 bicycle spaces, which is considered appropriate for the development. These are provided in the front car parking area. As such, it is considered that the PWD, motorcycle and bicycle parking is in accordance with performance Outcome PO8(3).

Site access will remain unchanged from the existing Delancey Street access, and a swept path drawing has been provided to demonstrate that the appropriate waste service vehicle can manoeuvre on site to empty bulk waste bins located near the existing transformer. Existing signage includes two stop signs to manage traffic leaving the site; and to manage traffic at the junction of the two internal circulation roads. A speed limiting sign is also provided at the entrance for traffic entering the site. Additional signage is proposed to direct traffic onsite, and existing boom restricting access to the proposed warehouse use will be retained. Lighting is already provided to existing car parking areas, and any additional requirements will be considered as part of conditioned works assessment. Accordingly, the development is considered to comply with PO9 – PO11.

Landscaping is provided/proposed in car parking areas, with these areas adequately screened from the street by further landscaping, which is considered in more detail in the 'Landscape' section of the report. The development is considered to comply with PO12 and PO13.

Frontage Works

The current verge will be maintained with no additional frontage works required.

Stormwater Management

The existing building, hardstand areas (including new parking areas) and eastern part of the frontage drain to Delancey Street. No new building works are proposed. All roof and surface water will be sent to Delancey Street where there is an existing 525mm diameter stormwater pipe. A 0.5% increase in peak discharge is predicted due to the impervious area being increased. This impact is not considered to result in an actionable increase with regards to downstream properties, therefore no onsite detention is considered necessary or stormwater quality treatment required. The western part of the site will continue to drain as sheet flow to Hilliards Creek. Conditioned works assessment is required for the detailed design of stormwater management. As such, the development is considered to comply with performance outcomes PO1 – PO15 of the Healthy Waters Code.

Utility Servicing

- Water Supply - There is an existing 200mm water main located within the Finucane Road verge, and a 375mm trunk water main within the Delancey Street verge. There is no proposed change to the existing water meter/connection point. There is an existing onsite

fire hydrant adjacent to Finucane Rd which provides the proposed use with adequate firefighting capacity. No upgrades are necessary.

- Sewer – The existing sewer connection in the north-east (front) corner of the site will be maintained for the development, with an easement condition for maintenance access over manhole located in the subject lot.
- Electricity/telecommunications – Existing electricity and telecommunication infrastructure is available to the subject site, and are considered adequate to service the new use.

As such, the development is considered to comply with the relevant performance outcomes being PO8, PO10 and PO12 of the Infrastructure Works Code.

Earthworks

Minor earthworks are proposed for the new car parking areas. An earthworks plan will be required to be submitted as part of conditioned works assessment. As such, the development is considered to comply with Performance Outcomes PO1 – PO3 of the Infrastructure Works Code.

Waste management

The applicant provided information that waste generation would result in the need for 2 x 3000L bulk bins (1 x general waste and 1 x recycling). Clinical waste bins will be provided in various locations on the medical centre with larger bins provided within store rooms. Small transferable clinical waste and sharps containers will be placed in examinations rooms/staff areas. Clinical waste bins will be collected directly from each tenancy by the designated contractor. A screened refuse storage area will be provided onsite as shown on the 'proposed amendments to site layout' plan 188RT0574-02/A, for the storage of a minimum of the 2 x 3000L bulk bins adjacent to the existing substation, with servicing by a 10.5m front-lift RCV by a private contractor. Conditions will be included for a copy of the servicing agreement to be provided to Council prior to the issue of a certificate of classification; and for the bin storage area to be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use. As such, the development is considered to comply with Performance Outcome PO14 of the Infrastructure Works Code, and PO20 of the Transport, Servicing, Access and Parking Code.

Landscaping

The following assessment benchmarks are considered relevant to the assessment of landscape design:

Landscape code

PO1

'Landscaping is undertaken to be consistent with the streetscape and landscape setting.'

PO2

'Landscaping provides for sensory interest through form, texture, fragrance and variations in seasonal colour.'

PO7

'Landscape design reduces the potential for crime and vandalism by:

- (1) maintaining sightlines to public and semi-public spaces, and along the entire length of pedestrian and cycle paths;*
- (2) avoiding the creation of concealment spots and 'blind' corners; and*
- (3) incorporating adequate lighting, particularly:*
 - (a) at site and building entries;*
 - (b) in driveways;*
 - (c) in car parking areas; and*
 - (d) along pedestrian and cycle paths.'*

PO9

'Plant species used are suited to:

- (1) the function of the open space area;*
- (2) the local climate and soil conditions;*
- (3) optimum long term survival and easy maintenance;*
- (4) minimisation of water use; and*
- (5) contribution to local ecological functions wherever possible.'*

PO10

'Landscape design ensures maximum plant growth and health, having regard to:

- (1) access to sunlight;*
- (2) clearance from buildings, hardstand areas and infrastructure; and*
- (3) soil conditions.'*

PO11

'Landscaping is designed for efficient and effective maintenance, with turfed areas accessible by standard lawn maintenance equipment, and where the area is not readily accessible, incorporates hardy plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements.'

PO12

'Landscaping avoids the introduction or spread of weed species and pests.'

PO15

'Retained vegetation is to be protected from damage during construction.'

PO18

'Car parking and movement areas are provided with landscaping which provides substantial shade and softens the appearance of hardstand areas.'

PO20

'Landscaping within or beside vehicle movement areas is protected from damage by vehicles or pedestrians.'

Low impact industry zone code

PO13

'Landscaping is provided to:

- (1) make a positive contribution to the streetscape;*
- (2) break up and soften the visual bulk of buildings and hardstand areas;*
- (3) screen outdoor storage and servicing areas; and*
- (4) buffer to adjoining land in other zones or nearby sensitive land use.'*

The site includes an extensive landscape buffer to both street frontages, which exceeds the 2m deemed to comply solution nominated in Acceptable Outcome AO13.1 of the Low Impact Industry Zone Code, and considered to achieve Performance Outcome PO1 of the Landscaping Code. No additional landscaping is considered necessary along the street frontages. Landscaping on the northern side is approximately 2m wide and located behind an existing 2m acoustic fence, with the vegetation extending approximately 2-3 times the height of the fence in a dense screen. The landscaping is considered to provide an adequate buffer to these residential areas, in accordance with Performance Outcome PO13 of the Landscaping Code. Further, the existing vegetation is mature, exceeding the height of the eaves, in accordance with Acceptable Outcome AO13.3. Service areas will be appropriately screened in accordance with Acceptable Outcome AO13.4.

The only additional plantings proposed will be shade trees in the new parking area on the north-west side of the building. Detailed design will be undertaken as part of conditioned works assessment (CWA). Shade planting in the car park area complies with Acceptable Outcome AO18.1 of the Landscaping Code. Detailed design at CWA stage will ensure appropriate vehicle/pedestrian sightlines while limiting concealment opportunities. The additional planting will be provided in planting beds between rows of parking bays, which will protect landscaping in the car parking areas from vehicles and pedestrian damage, with detailed design to be determined as part of conditioned works assessment. The new landscaping will be located in the carpark with lighting and detailed landscape design including a species list, spacing, weed suppression and construction management, will be undertaken as part of conditioned works assessment. As such, the development is considered to comply with relevant Performance Outcomes of the Landscaping Code, being PO1 and PO2; PO7; PO9 to PO12; PO15 PO18 and PO20.

Street Trees

The verge does not have sufficient width to accommodate street trees, except for that part of the site adjacent to the access where an existing landscape buffer consisting of bottlebrushes species is located. The rest of the Delancey Street and Finucane Road frontage provides a wide landscape buffer containing a mix of native and exotic character trees that assist with screening buildings and hardstand areas in lieu of street trees where adjacent to the buildings. Further down the slope along the Finucane Road frontage the verge increases in width and an appropriate street tree condition will be included. As such, the development is considered to comply with Performance Outcome PO17 of the Landscaping Code.

Noise Impacts

The following assessment benchmarks in the Low impact industry zone are relevant to the assessment:

PO5

'Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.'

An acoustic report was submitted with the application material. The report identified nearby noise sensitive receptors as being the residential dwellings adjoining to the north, and the multiple dwelling complex across Delancey Street on the corner of Arthur Street. An existing 2m acoustic fence is located along the northern site boundary. The recommendations of the assessment include:

- Waste collection to occur between 7am and 6pm;
- Any speed reduction devices should be bitumen, concrete or rubber but not metal;
- Any grates of other protective covers in hardstand and access driveway be rigidly fixed in position; and
- Mechanical plant acoustically treated to achieve noise emissions detailed in section 6.4.3 of the report. Post compliance certification will be required.

The recommendations of the report will be conditioned. As such, the proposed development is considered to comply with PO5 with regards to noise.

Overlays

The following Overlays are relevant to the subject site:

- Bushfire Hazard Overlay – the rear of the lot is mapped as a ‘Potential Impact Buffer’ under the Overlay. Section 5.3.2(5) of City Plan relevantly states:

‘Where development is proposed on premises partly affected by an overlay, the categories of development or assessment for the overlay only relates to the part of the premises affected by the overlay.’

No aspect of the proposed development will be located in the mapped area, therefore the Overlay is not relevant to the assessment.

- Environmental Significance Overlay – the rear of the subject site is mapped as MLES and MSES. For the reasons given previously, the Overlay is not relevant to the assessment.
- Landslide Hazard Overlay – the middle of the site includes an area of ‘Low landslide Hazard’, which corresponds with a relatively steep slope. For the reasons given previously, the Overlay is not relevant to the assessment.
- Waterway Corridors and Wetlands Overlay – the north-western (rear) corner of the site is mapped as being subject to the Overlay. For the reasons given previously, the Overlay is not relevant to the assessment.
- Transport Noise Corridor Overlay – The majority of the site is mapped as being in a ‘Noise Corridor – State Controlled Road.’

The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The Transport noise corridor overlay identifies land affected by transport noise in accordance with Chapter 8B of the Building Act 1975. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor. As such, there are no requirements under the Overlay.



Figure 6 – Transport Noise Corridor Overlay

INFRASTRUCTURE CHARGES

The proposed development is subject to infrastructure charges in accordance with the Adopted Infrastructure Charges Resolution. The total charge applicable to this development is:

Total charge: \$65,902.70

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

Non-Residential Component

(2,965 m2 X Health Care Centre(Area A) X \$143.45)	\$425,329.25
(2,938 m2X Warehouse(Area A) X \$51.25)	\$150,572.50
Non-Residential Demand Credit	
(2,049 m2 X Commercial Office(Area A) X \$143.45)	\$293,929.05
(4,216 m2X Warehouse(Area A) X \$51.25)	\$216,070.00

Total Council Charge:	\$65,902.70
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Offsets

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

Refunds

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

STATE REFERRALS

SARA provided a referral agency response dated 14/06/2019 in regards to a State transport corridor. The Department had no concerns with the proposal subject to referral agency conditions to ensure that stormwater impacts on the State transport corridor are minimised; and that the development is carried out generally in accordance with plan of development submitted with the application. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

PUBLIC CONSULTATION

The proposed development is Impact assessable and required public notification. The application was publicly notified for 15 business days from 05/04/2019 to 01/05/2019. A notice of compliance for public notification was received on 02/05/2019.

Submissions

There were four (4) properly made submissions received during the notification period, with three (3) objecting to the development, and one (1) in support.

1.	<p>Issue</p> <p>Incorrect information included in the economic needs assessment by Foresight Partners that the Redlands Clinic intends to relocate to the subject site.</p> <p>Applicant Response</p> <p>One of the doctors from the Redlands Clinic provided a letter (on Redlands Clinic letterhead) to the author of the Foresight Partners report, on behalf of various specialists and general practitioners that crowding and parking issues associated with being near to an expanding hospital, that patient service/convenience is being affected.</p> <p>Officer's Comment</p> <p>While it is noted that the Redland Clinic do not intend to relocate to the subject site, issues associated with parking and overcrowding are relevant, and have been discussed in the "Issues" section of the report.</p>
2.	<p>Issue</p> <p>The proposal is contrary to the Strategic Framework for the City, specifically Section 3.2.3 – Economic Growth, and Section 3.4.1.7 – Specialised Health and Wellness Precinct, in City Plan.</p> <p>Applicant Response</p> <p>The submitted town planning report addresses the strategic framework and out of centre development.</p> <p>Officer's Comment</p> <p><u>3.2.3 – Economic Growth</u></p> <p>The development is intended to be located outside of either centre and will draw some existing medical practitioners away from the specialised centre. Despite this, the applicant has provided an economic needs assessment which demonstrates that the development will not have any significant adverse impact on existing medical centres within the identified service area, and will have a neutral to slightly positive impact for the community. Unmet demand for general practitioner (GP) services are expected to be met by the development, however the applicant's needs assessment does not consider future unmet demand with regards to the specialised centre. The needs assessment has demonstrated a clear need for specialist services as unmet demand, however again this has not taken into account the future development of the specialist centre. As such, it is recommended that a sunset clause condition be included to limit the operation of the proposed use to a 10 year period, which can be reviewed prior to the lapse date.</p> <p>The matters noted in 3.4.1.7 are discussed in the "Issues" section of the report, with respect to the overall outcomes of the specialised centre zone code.</p>
3.	<p>Issue</p> <p>Conflict with Purpose and Overall Outcomes of the Low Impact Industry Zone</p> <p>Applicant Response</p> <p>An assessment against the Low Impact Industry Zone Code was included in the submitted planning report. It is not considered that the proposed development will constrain the ongoing operation of industrial uses in the zone.</p> <p>Officer's Comment</p> <p>Addressed in the "Issues" section of the report.</p>
4.	<p>Issue</p> <p>Economic need assessment refers to a multi-stage development.</p>

	<p>Applicant Response</p> <p>A multi-staged development has not been proposed at this point although preliminary discussions have been held with Council officers. The current application is for health care services within the existing building.</p>
	<p>Officer's Comment</p> <p>Agree with the applicant's response. Should further stages and associated new building works be proposed, a new material change of use application will be required to consider the intensification of the use, and would be assessed on merit.</p>
5.	<p>Issue</p> <p>Focus on general practice needs.</p>
	<p>Applicant Response</p> <p>The proposal includes both general practice and a range of specialised health care services.</p>
	<p>Officer's Comment</p> <p>Agree with applicant's response.</p>
6.	<p>Issue</p> <p>The application material citing car parking and the movement network as being the key reason for relocating healthcare services elsewhere is unfounded and insufficient to justify health care services of the size proposed.</p>
	<p>Applicant Response</p> <p>The existing facilities are unable to adequately meet the needs of the community in a convenient manner. The Foresight needs assessment also identifies a significant undersupply of general practitioners in the in the service area.</p>
	<p>Officer's Comment</p> <p>Addressed in the "Issues" section of the report.</p>
7.	<p>Issue</p> <p>The development proposal does not adequately consider the existing floorspace available for health care services.</p>
	<p>Applicant Response</p> <p>The assessment of available and approved floor space took into account a variety of service requirements including regional access; site access; close parking; and contiguous floorspace. No suitable alternative locations were identified in the service area.</p>
	<p>Officer's Comment</p> <p>Addressed in the "Issues" section of the report.</p>
8.	<p>Issue</p> <p>Reduction in available land for industry purposes.</p>
	<p>Applicant Response</p> <p>The proposed healthcare services use has a floorspace comprising approximately 6% of the 5.19ha site. The balance will be unaffected by the application.</p>
	<p>Officer's Comment</p>

	Part of the existing building will be re-used for a “Warehouse” purpose, which is accepted development subject to requirements in the Low Impact Industry zone. The warehouse component will occupy more than 50% of the available floor area. Discussed further in the “Issues” section of the report.
9.	Issue Secondary location should consider centre zone.
	Applicant Response Centre zones located outside of service catchment.
	Officer’s Comment Addressed in the “Issues” section of the report.
10.	Issue Workforce supply.
	Applicant Response Supply of medical practitioners is noted as an issue but outside the scope of the assessment. The local community will benefit from the relocation of some health care services to a site with better access.
	Officer’s Comment Addressed in the “Issues” section of the report.
11.	Issue Impacts on existing GP services.
	Applicant Response Other medical services are located outside of the primary services area.
	Officer’s Comment Addressed in the “Issues” section of the report.
12.	Issue Impacts on existing specialist services.
	Applicant Response Considering the undersupply of a range of health care services in the City, any additional services will not compete with existing health care services but rather they will address a growing need. The existing building will limit the scale of services that can be provided in addition to the health and wellness precinct.
	Officer’s Comment Addressed in the “Issues” section of the report.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Planning Act 2016* this development application has been assessed against the City Plan and other relevant planning instruments.

Risk Management

Standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal to the Planning and Environment Court against a decision to refuse or a provision of the development approval. A submitter also has appeal rights.

Financial

If an appeal against the decision is filed, subsequent legal costs will apply.

People

Not applicable. There are no implications for staff.

Environmental

Not applicable. There are no implications for the environment, as described within the "Issues" section of this report.

Social

Not applicable. There are no social implications.

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
Cr Hughes	25/07/2019	Application was referred to the divisional Councillor for their information in accordance with standard practice.
Senior advisor strategic economic development	March and August 2019	Provided advice on the economic needs report and peer review received by Council and on the current master planning process being undertaken.
Strategic planning officer	May and August 2019	Provided advice on the current master planning process being undertaken.
Macroplan Dimasi (external consultant)	June and July 2019	Conducted a peer review of the applicant's economic needs report on behalf of Council.

OPTIONS**Option One**

That Council resolves to issue a development permit for the Material Change of Use for Health Care Services on land described as Lot 1 on RP213631 situated at 58-68 Delancey Street, Ormiston, subject to conditions listed in Attachment 8 of this report.

Option Two

That Council resolves to approve the application, without conditions or subject to different or amended conditions.

Option Three

That Council resolves to refuse the application (grounds of refusal will need to be identified).

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/315

Moved by: Cr Tracey Huges

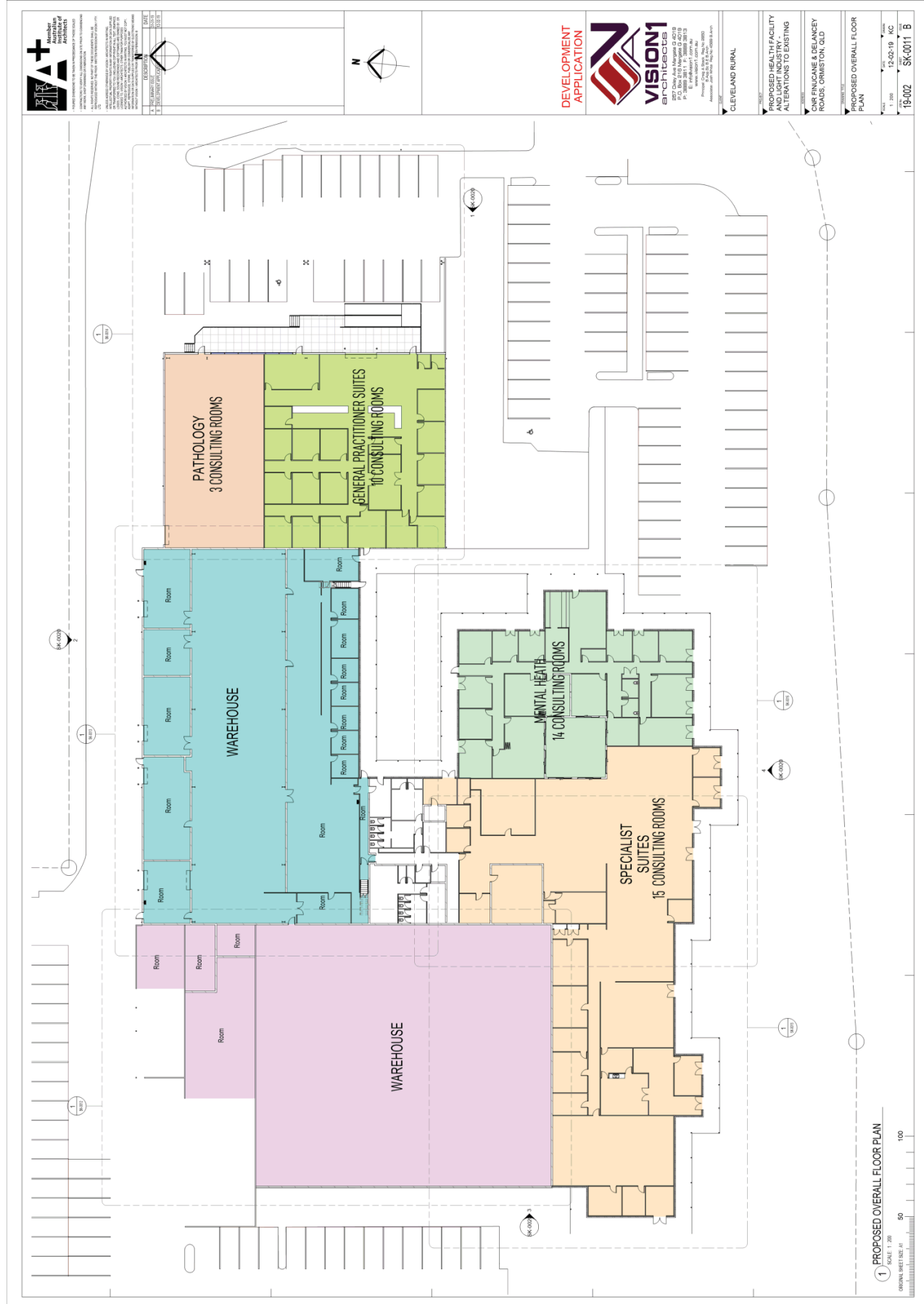
Seconded by: Cr Wendy Boglary

That Council resolves to issue a development permit for the Material Change of Use for Health Care Services on land described as Lot 1 on RP213631 situated at 58-68 Delancey Street, Ormiston, subject to conditions listed in Attachment 8 of this report.

CARRIED 10/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Lance Hewlett was not present when the motion was put.





A+ Architects
 10000 W. 12th Street, Suite 100
 Overland Park, KS 66213
 Phone: 913.241.1100
 Fax: 913.241.1101
 Email: info@aaarchitects.com
 Website: www.aaarchitects.com

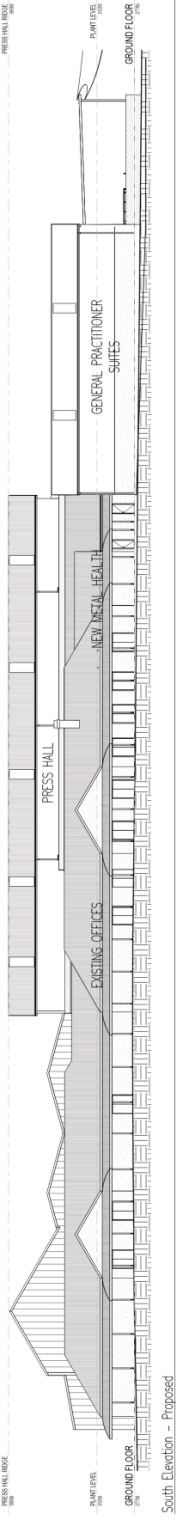
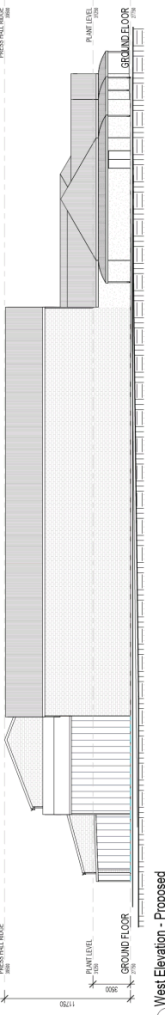
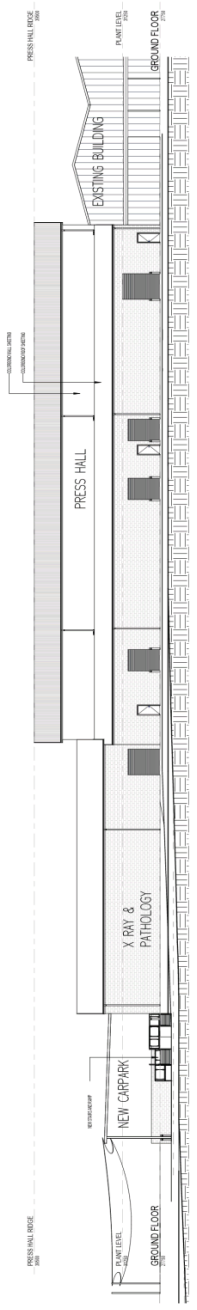
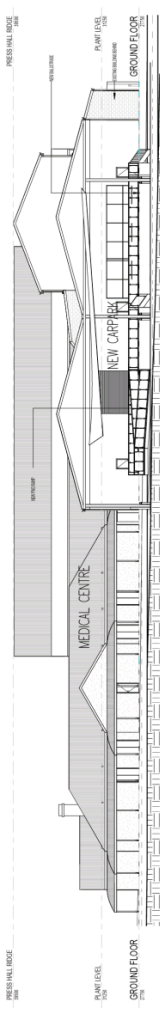
NO.	DESCRIPTION	DATE
1	SCHEMATIC DEVELOPMENT	08/14/19
2	PRELIMINARY DESIGN	09/10/19
3	FINAL DESIGN	10/10/19

VISION1
 DEVELOPMENT APPLICATION
 10000 W. 12th Street, Suite 100
 Overland Park, KS 66213
 Phone: 913.241.1100
 Fax: 913.241.1101
 Email: info@aaarchitects.com
 Website: www.aaarchitects.com

**PROPOSED MEDICAL FACILITY
 ALTERATIONS TO EXISTING
 CAR ENGINE & DELANCY
 ROADS, ORMISTON, QLD**

PROPOSED ELEVATIONS

DATE: 12.02.19
 SCALE: 1:200
 SHEET: 19-002
 PROJECT: 54-0020 B





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- LEGEND**
- SITE BOUNDARY
 - EXISTING CONTOUR (AT 1.00m INTERVALS)
 - EXISTING PROPERTY BOUNDARY
 - EXISTING STRAWMAN
 - EXISTING WATER
 - PROPOSED CAR PARKING AREA
- IFD DATA:**
 REFERENCE: IFC-FREQUENCY-DURATION (IFD) DATA
 27 522783 & 12 472986 (FOR FINICANE RD & DELANCEY
 ALL STRAWMAN PAVES AND PAVED AREAS MUST BE
 COEFFICIENTS ISSUED BY THE BUREAU OF METEOROLOGY.

- DRAINAGE NOTES:**
1. ALL SERVICE DRAINAGE PIPES ARE UPVC 50mm UNLESS NOTED OTHERWISE.
 2. ALL WADING PIPE CONNECTIONS ARE BEHIND AND ARE TO BE CONSTRUCTED USING PRODUCTS READY AND CURRENTLY AVAILABLE.
 3. REFER HYDRAULIC DESIGN DRAWINGS FOR DETAILS OF ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 4. SURFACE WATER SHALL BE COLLECTED BY GULLIES AND MANHOLE COVERS AND SHALL BE DISCHARGED TO THE MAIN DRAINAGE SYSTEM.
 5. MAINTAIN THESE RISERS.
 6. CONDUCTS WITH THE APPROPRIATE LOCATION OF SERVICE CONNECTIONS SHALL BE CONSTRUCTED PRIOR TO LAYING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL STANDARD FOR THE CONSTRUCTION OF THE SEWER AND REMOVE ANY REDUNDANT DRAINAGE OUTLETS FROM THE SEWER AND CHANGE INCLUDING ANY ASSOCIATED PIPE WORK AND MANHOLES TO BE REMOVED AND THE FOOTWAY AREA IN ACCORDANCE WITH THE COUNCIL GUIDELINES.

FOR APPROVAL	
DATE: 11/09/2019	8386
PROJECT: PROPOSED DEVELOPMENT ON FINICANE RD & DELANCEY ST ORMISTON, QLD, 4160.	SK0003
CLIENT: CLEVELAND RURAL PTY LTD	C

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Acoustic Consulting

Proposed Medical Centre

58-68 Delancey Street, Ormiston

Environmental Noise Assessment Report





About TTM

For 30 years, we've been at the centre of the Australian development and infrastructure industry. Our unique combination of acoustics, data, traffic and waste services is fundamental to the success of any architectural or development project.

We have over 50 staff, with an unrivalled depth of experience. Our industry knowledge, technical expertise and commercial insight allow us to deliver an exceptional and reliable service.

T: (07) 3327 9500

F: (07) 3327 9501

E: ttmbris@ttmgroup.com.au



Acoustics



Data



Traffic



Waste

Revision Record

No.	Author	Reviewed/Approved	Description	Date
0.	P Drake	J Fox	DA Report	30/01/2019
1.				
2.				
3.				



Executive Summary

TTM conducted an environmental noise assessment of the proposed medical centre located at 58-68 Delancey Street, Ormiston.

The measured ambient noise levels were used to establish the applicable noise criteria for onsite environmental noise emissions. Based on the established criteria, noise generated by the development was assessed at the nearest noise sensitive receivers. Noise generated by the development is predicted to comply with the assessment criteria at the nearest noise sensitive receivers with the implementation of practical noise management strategies.

Compliance with the criteria outlined in Section 5 is predicted to be achieved based on the implementation of the recommendations outlined in Section 7 of this report.



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1. Introduction

1.1. Background

TTM was engaged by Buildia Pty Ltd to undertake an environmental noise assessment of a proposed medical centre located at 58-68 Delancey Street, Ormiston. This report will form part of the development application for consideration by Redland City Council. The assessment is based on and considers the following:

- Noise criteria outlined in:
 - Redland City Plan 2018 Version 1.0.
 - Redland City Council *Planning Scheme Policy 6 – Environmental Emissions*.
- Development plans presented in Appendix A.
- Site inspection, noise measurements, analysis and calculations conducted by TTM.

1.2. Scope

The assessment includes the following:

- Description of the development site and proposal.
- Measurement of existing ambient noise levels.
- Statement of assessment criteria relating to environmental noise emissions.
- Assessment of noise generated by the development onto nearby sensitive receivers.
- Analysis of predicted noise levels.
- Details of noise control recommendations to be incorporated to achieve predicted compliance.



2. Site Description

2.1. Site Location

The site is described by the following:

- 58-68 Delancey Street, Ormiston
- Lot 1 on RP213631

The site locality is shown in Figure 1 below.

Figure 1: Site Locality



2.2. Site Surrounds and Acoustic Environment

The site is bound by Finucane Road to the south and existing commercial uses on the site to the north and north east. Residential properties share the northern boundary of the site, with additional residential properties across Delancey Street to the east.

The current acoustic environment includes road traffic noise from Finucane Road and noise activities of the existing commercial uses.



3. The Proposed Development

3.1. Development Description

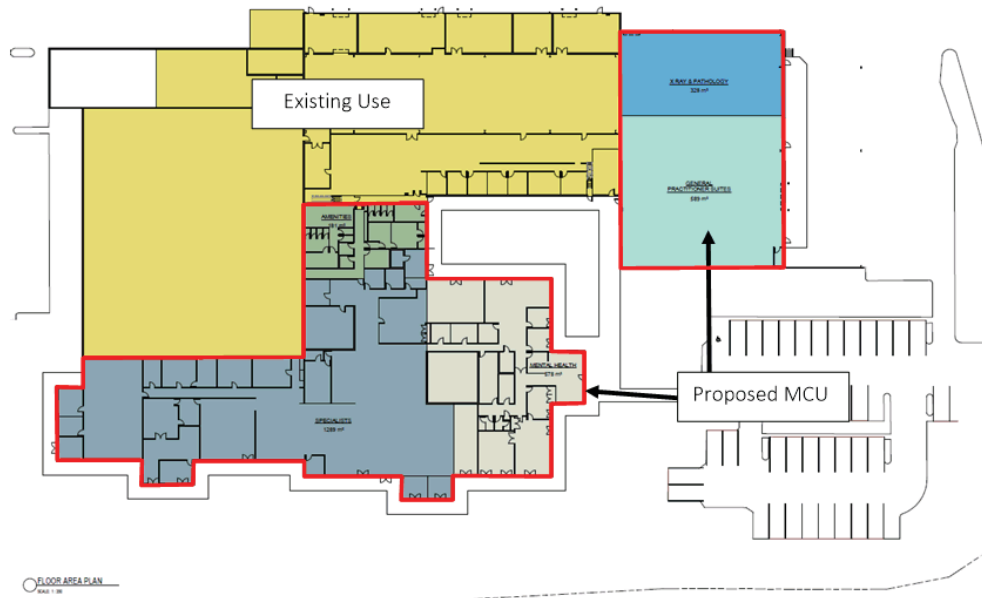
The proposal is for a material change of use (MCU) to convert the existing single floor building to the south along with the building to the east into a medical centre. Access to the medical centre will remain from the previous use of the site from Delancey Street.

The development proposes the following operating hours:

- 8am to 6pm Monday to Friday
- 8am to 12pm Saturday
- 9am to 12pm Sunday

A site plan of the proposed development is shown in Figure 2.

Figure 2: Development Site Plan



Further development plans are shown in Appendix A.



4. Measurements

4.1. Equipment

The following equipment was used to measure existing noise levels:

- ARL EL-315 Environmental Noise Logger (SN# 15-302-489).
- Norsonic NOR131 Sound Level Meter (SN# 1313159).
- RION NC73 Acoustical Calibrator (SN# 10697023).

All equipment was calibrated by a NATA accredited laboratory. The equipment was calibrated before and after the measurement session. No significant drift from the reference signal was recorded.

4.2. Unattended Noise Monitoring

Unattended noise monitoring was undertaken to measure existing ambient noise levels between Tuesday 11th December and Thursday 20th December 2018. The noise monitoring location is shown in Figure 3. The noise monitor was placed approximately 220m west of the site to avoid existing commercial transient and mechanical noise sources. The microphone was in a free-field position approximately 1.4m above ground. The monitoring location was representative of the ambient noise environment experienced at the nearest residential receivers and these ambient levels have been used to determine the environmental noise criteria.

Figure 3: Noise Monitoring Location



Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0

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The noise monitor was set to measure statistical noise levels in 'A' weighting, 'Fast' response, over 15 minute intervals. Noise levels were measured in accordance with Australian Standard *AS1055:1997 Acoustics – Description and Measurement of Environmental Noise* (AS1055).

Weather during the monitoring period was generally fine. Rainfall was recorded on the 16th and 18th December 2018. This weather affected data has been omitted from the analysis. Temperatures ranging between 17 - 29°C (source: Bureau of Meteorology: Redland (Station ID: 140007)).

4.3. Noise Source Measurements

Noise levels associated with typical commercial activities were taken from similar investigations conducted by TTM. All measurements were conducted generally in accordance with Australian Standard *AS1055:1997 Acoustics – Description & Measurement of Environmental Noise* (AS1055).

4.4. Results of Measurements

4.4.1. Ambient Noise Levels

Table 1 presents the measured ambient noise levels and are based on the unattended noise monitoring, determined in accordance with the Redland City Council Planning Scheme Policy 6 – Environmental Emissions. Graphical representation of the measured levels is shown in Appendix B.

Table 1: Measured Ambient Noise Levels

Time Period	Measured Noise Levels, dB(A)	
	L ₉₀	L _{eq}
Daytime (7am – 6pm)	49	56
Evening (6pm – 10pm)	44	53
Night time (10pm – 7am)	38	52

The data presented above has been used to determine the assessment criteria for the development.



5. Noise Criteria

The Redland City Council (RCC) Planning Scheme details site specific planning scheme zones and codes relevant to a site in the RCC local government area. Table 2 summarises the planning scheme requirements for the site which are relevant to the acoustic assessment.

Table 2: RCC Planning Scheme - Site Specific Acoustic Requirements

Location	Zone	Code
Site	Low Impact Industry	Low Impact Industry Zone Code

5.1. Onsite Activity Noise

The *Low Impact Industry Zone Code* specific outcome for noise is P05 which states:

Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air, or light emissions.

The probable solution A05.1 states:

Development achieves the acoustic quality objectives stated in Schedule 1 of the Environmental Protection (Noise) Policy 2008.

5.1.1. EPP 2008 - Acoustic Quality Objectives

Table 3 presents the acoustic quality objectives as detailed in Schedule 1 of the Environmental Protection (Noise) Policy 2008 (EPP2008).

Table 3: Acoustic Quality Objectives at Noise Sensitive Receivers (EPP2008)

Sensitive Receiver	Time of Day	Acoustic Quality Objectives, dB(A)		
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}
Dwelling (Outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40



5.1.2. EPP 2008 - Background Creep

This criterion is to prevent background noise progressively increasing or creeping higher over time with the establishment of new developments in a locality. EPP2008 states that:

- 2. *To the extent that it is reasonable to do so, noise from an activity must not be—*
 - *for noise that is continuous noise measured by $L_{A90,T}$ —more than nil dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$; or*
 - *for noise that varies over time measured by $L_{Aeq,adj,T}$ —more than 5dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$.*

In accordance with the Environmental Protection Regulation 2008, the time period (T) is considered to be a time interval of at least 15 minutes.

The Background Creep criteria for steady-state and transient noise sources are stated in Table 4.

Table 4: Background Creep Noise Limits at Noise Sensitive Properties (EPP2008)

Time Period	Steady-State Noise Emission Criteria, dB(A)	Time Varying Noise Emission Criteria, dB(A)
	$L_{A90,T}$	$L_{Aeq,T}$
Day (7am – 6pm)	49	54
Evening (6pm – 10pm)	44	49
Night (10pm – 7am)	38	43

The above steady-state criterion levels are quoted as a measured level, not a component level; hence, all plant proposed must be included in assessment. By designing plant noise to a measured level rather than a component level, the additive effect of multiple plant is taken into account.



6. Assessment of Onsite Noise Impacting Noise Sensitive Receivers

An assessment of activities associated with the proposed development was conducted to determine potential impacts at the nearest noise sensitive receivers. Details of the analysis is presented below.

6.1 Noise Sensitive Receivers

This assessment will focus on the nearest noise sensitive residential receivers outlined below and shown in Figure 4. If compliance can be achieved at this receiver, then all remaining noise sensitive locations are expected to comply due to increased distance separation.

- Receiver 1: Residential Dwellings on Park Lane/Albert Street and Delancey Street.
- Receiver 2: Townhouse Complex on Arthur Street

Figure 4: Noise Sensitive Receivers



Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0

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6.2 Noise Assessment Methodology

The following assumptions have been made for noise calculations:

- The proposed medical centre does not intend on operating in the evening and night time periods, therefore, only the day time period has been assessed.
- The number of events associated with site car parking and waste collection are based on vehicle generation rates provided by TTM Traffic Engineers.
- Site access from Delancey Street. It is expected that all car movements for the medical centre facilities will turn left immediately after entering the site, with straight ahead access to the warehouse being restricted by the existing boom gate at the beginning of the eastern warehouse building.
- It is expected that refuse collection for the medical centre will occur from the existing loading bay/refuse location area for the warehouse operations in the rear corner of the site.
- The 'conversation' noise level is based on a 'male' voice with 'raised' vocal effort as reported in published data contained in Harris, C.M., Handbook of Acoustical Measurements and Noise Control – 3rd ed. Ch 16.3, Mc Graw-Hill Inc, 1991.
- Noise attenuation provided by intervening building structures where applicable, including the existing approximately 2.0m high acoustic barrier along the northern site boundary.
- Noise attenuation of 10 dB(A) through an open window at a receiver was applied for internal noise level predictions. It is noted that between 15 and 20dB could be expected to be achieved through a closed window or door.
- Table 5 presents the expected proportion of time / number of noise events for the basis of the calculations.

Table 5: Assumptions used for Onsite Noise Calculations

Noise Source Description (Type of Event)	Prediction Location	Day Period
		(Events/Per hour) or (% of Hour)
Car door closure	Nearest Car Park Bay	320 events per hour (2 door closures per car)
Car bypass @ 5km/h	Driveway/Site Entrance	160 events per hour
Car engine ignition	Nearest Car Park Bay	160 events per hour
Conversation	Nearest Building Entrance	50% of the time
Waste Collection	Loading Bay Area	1 event per hour



6.3 Noise Source Levels

Table 6 presents the typical noise sources with the potential to impact noise sensitive receivers and the respective measured noise levels. The noise source levels were calculated to one metre and include corrections for tonality and impulsiveness as per AS1055 where applicable.

Table 6: Typical Transient Noise Source Levels

Noise Source Description	Noise Level at 1m, dB(A)			Measured Duration (sec)
	L _{Aeq,T}	L _{A10,T}	L _{A1,T}	
Car door closure	75*	77*	83*	2
Car bypass @ 5km/h	69	75	75	6
Car engine ignition	72	74	74	3
Conversation	65	68	70	Long term
Waste Collection	93*	94*	105*	40

*Includes 2dB(A) adjustment to account for impulsiveness characteristics in accordance with AS1055.

‡Includes 5dB(A) adjustment to account for tonal noise characteristics in accordance with AS1055. None applicable.

6.4 Predicted Onsite Noise Levels at Receivers

Predicted noise levels are based on the noise source levels presented in Table 6, calculation assumptions listed in Table 5, distance loss to the nearest receiver, and noise reduction from intervening structures where applicable. Sample calculations are shown in Appendix C.

6.4.1 EPP2008 - Acoustic Quality Objectives

Table 7 presents the predicted acoustic quality objective noise levels. The criteria for day period is specified in the table heading.

Table 7: Acoustic Quality Objective Predictions

Receiver	Noise Source	Predicted Noise Level, dB(A)					
		L _{Aeq, 1hr}		L _{A10, 1hr}		L _{A1, 1hr}	
		Outdoors	Indoors	Outdoors	Indoors	Outdoors	Indoors
	Criteria	50	35	55	40	65	45
1	Car door closure	40	30	43	33	49	39
	Car bypass	34	24	40	30	40	30
	Car engine	36	26	38	28	38	28
	Conversation	28	18	31	21	33	23
	Waste Collection	44	34	45	35	56	46*
2	Car door closure	32	22	35	25	41	31
	Car bypass	31	21	37	27	37	27
	Car engine	29	19	31	21	31	21
	Conversation	25	15	28	18	30	20
	Waste Collection	30	20	31	21	42	32



*A 1-2dB change in noise level is barely detectable by the human ear.

Acoustic Quality Objective noise levels are predicted to comply at the nearest noise sensitive receivers in all instances, with a minor exceedance of the L_{A1} criteria from waste collection at receiver 1. An exceedance of 1dB is barely detectable by the human ear and is therefore considered to be marginally compliant.

6.4.2 EPP2008 - Background Creep

Table 8 presents the predicted background creep noise levels at the receivers.

Table 8: Background Creep Predictions

Receiver	Noise Source	Predicted External Noise Level, L _{eq} dB(A)	Complies with Criteria: (Yes/No)		
			Day 54 dB(A)	Evening 49 dB(A)	Night 43 dB(A)
1	Car door closure	40	✓	-	-
	Car bypass	34	✓	-	-
	Car engine	36	✓	-	-
	Conversation	28	✓	-	-
	Waste Collection	50	✓	-	-
2	Car door closure	32	✓	-	-
	Car bypass	31	✓	-	-
	Car engine	29	✓	-	-
	Conversation	25	✓	-	-
	Waste Collection	36	✓	-	-

Background Creep noise levels are predicted to comply with the daytime criteria at the nearest noise sensitive receivers without the need for any additional acoustic treatment.

6.4.3 Preliminary Mechanical Plant Assessment

A reverse calculation was conducted to determine the allowable noise source level of onsite mechanical plant prior to the inclusion of acoustic treatment/screening.

It is expected that mechanical equipment could be located on the north façade of the eastern building.

Based on the Background Creep criteria, distance attenuation to the nearest receiver and the plant location assumption, the allowable mechanical noise levels without acoustic screening are presented in Table 9.

Table 9: Mechanical Plant Predictions

Plant location	Allowable noise level at 1m from the most exposed mechanical plant to achieve compliance, L _{eq} dB(A)		
	Day period	Evening period	Night time period
Northern Façade of Eastern Building	73	68	62



Acoustic treatment/screening of mechanical plant may result in higher allowable noise source levels.
Compliance with the noise limits should be checked once plant selections are finalised.



7. Recommendations

Noise generated by the new proposed medical centre use at the site onto nearby residential receivers has been assessed. The recommendations detailed below specify the treatment requirements predicted to comply with the assessment criteria outlined in Section 5.

7.1. Noise Management Strategies

The following management strategies are recommended to minimise noise annoyance:

- a. Waste collection is to occur between the hours of 7am and 6pm.
- b. Any speed humps should be bitumen, concrete (as part of the slab) or rubber, not metal.
- c. Any grates or other protective covers in the handstand and access driveway must be rigidly fixed in position to eliminate clanging and be maintained.

Note, these recommendations do not mean that these activities will be inaudible at the nearest sensitive receivers.

7.2. Mechanical Plant Noise

Because detailed plant selections are not available at this stage, it is not possible to carry out a detailed examination of the noise control measures that may be required to achieve the noise targets for mechanical plant.

Plant may need to be acoustically treated to achieve the criteria detailed in Section 6.4.3 to prevent noise emissions from adversely impacting the surrounding properties. This may include selecting the quietest plant possible, or treating the plant equipment with enclosures, barriers, duct lining and silencers, etc.

A preliminary assessment of allowable plant noise limits to achieve compliance is conducted in Section 6.4.3

A mechanical plant noise assessment should be conducted by a suitably qualified acoustic consultant once plant selections are finalised. Noise criteria compliance measurements should then be conducted after the equipment is installed.



8. Conclusion

An environmental noise assessment was conducted of the proposed MCU for a medical centre development located at 58-68 Delancey Street, Ormiston. Provided the recommendations presented in Section 7 are implemented, the development is predicted to comply with the Redland City Council noise requirements outlined in Section 5.



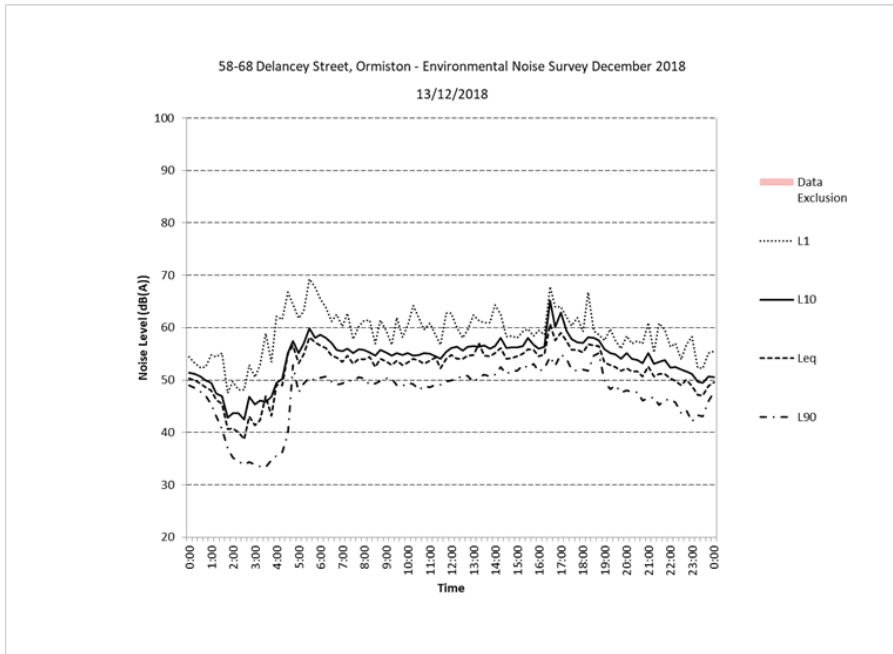
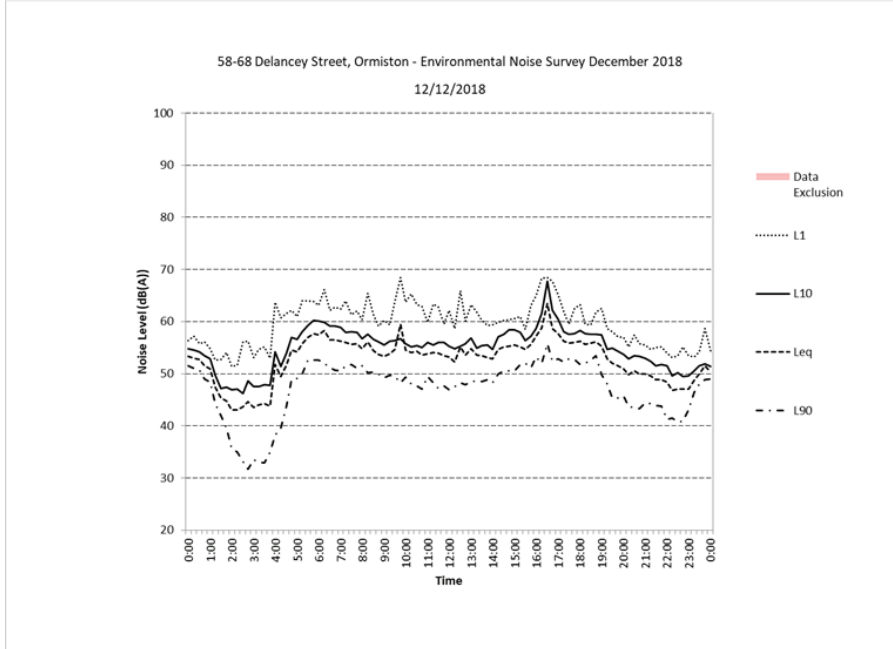
Appendix A Sample of the Development Plans

Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0

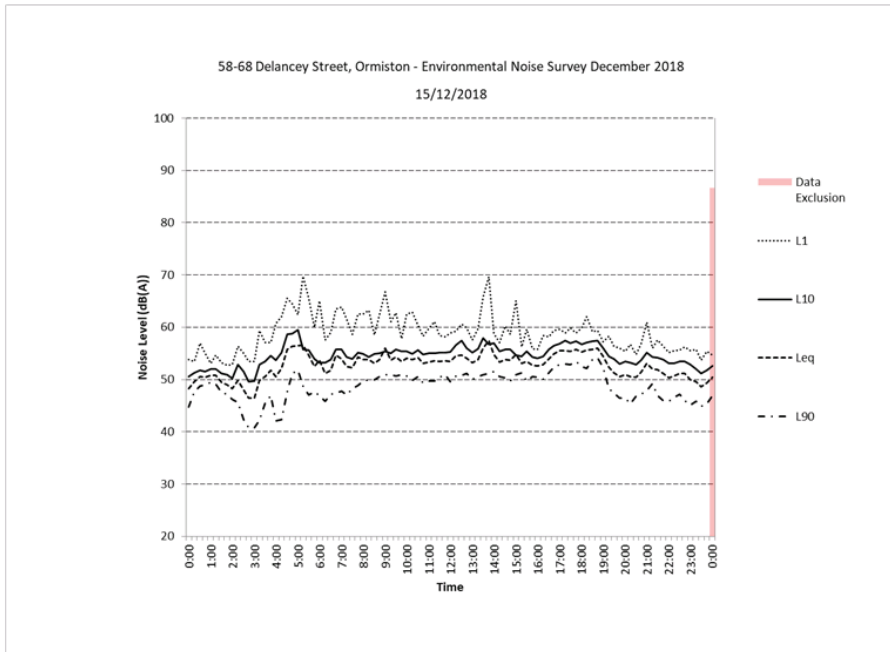
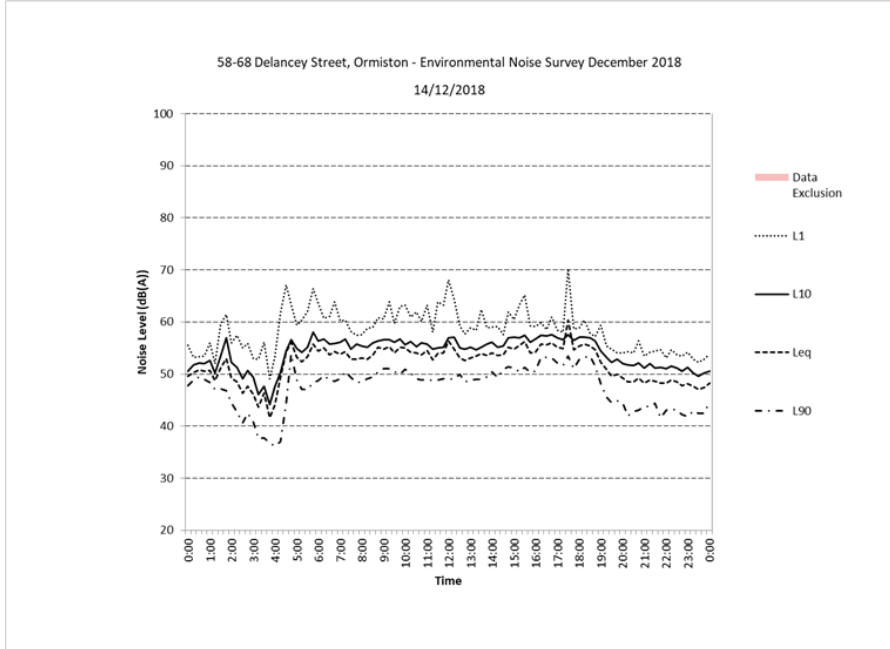


Appendix B Unattended Noise Monitoring Graphs

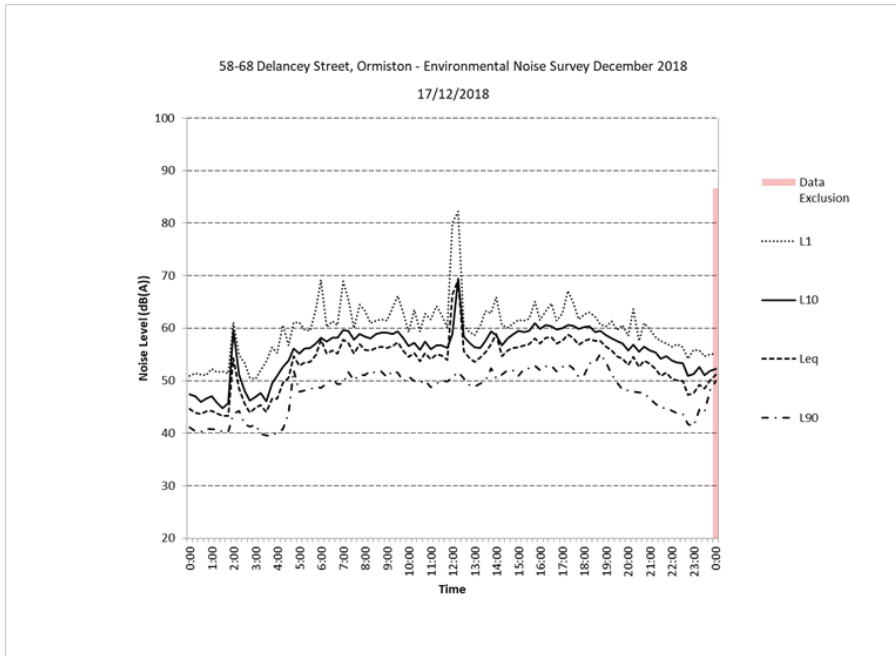
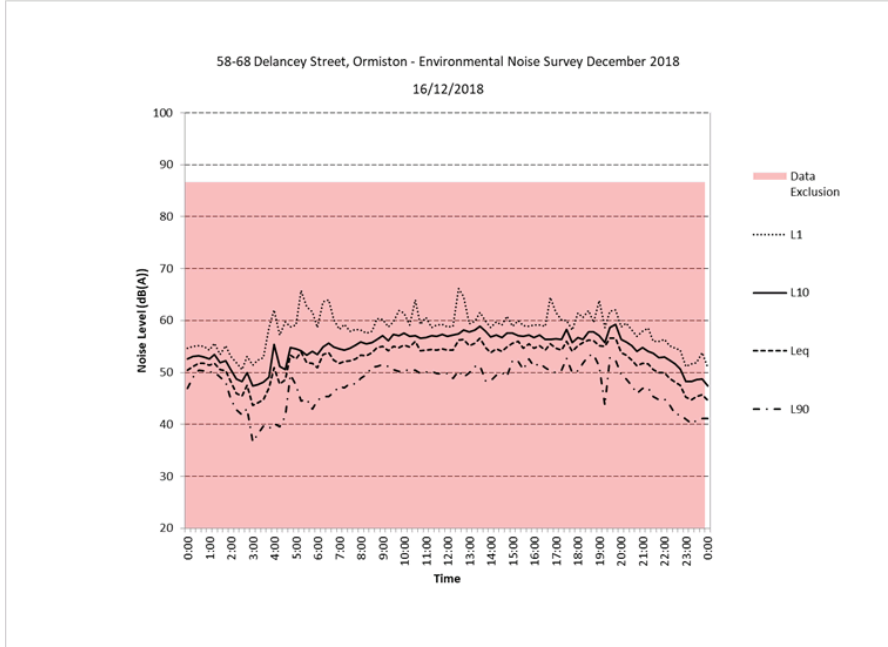
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Reference: 18BRA0174 R01_0



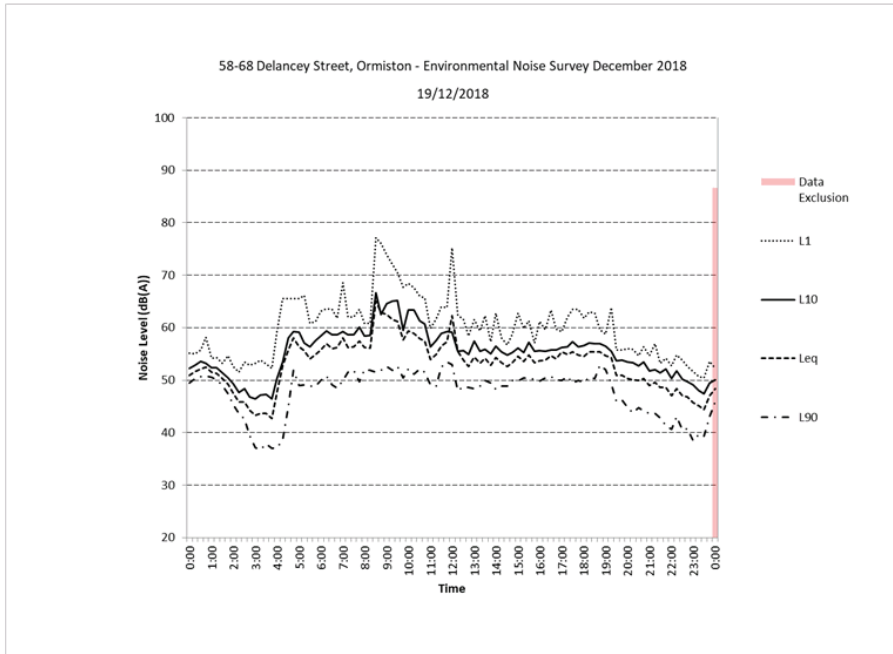
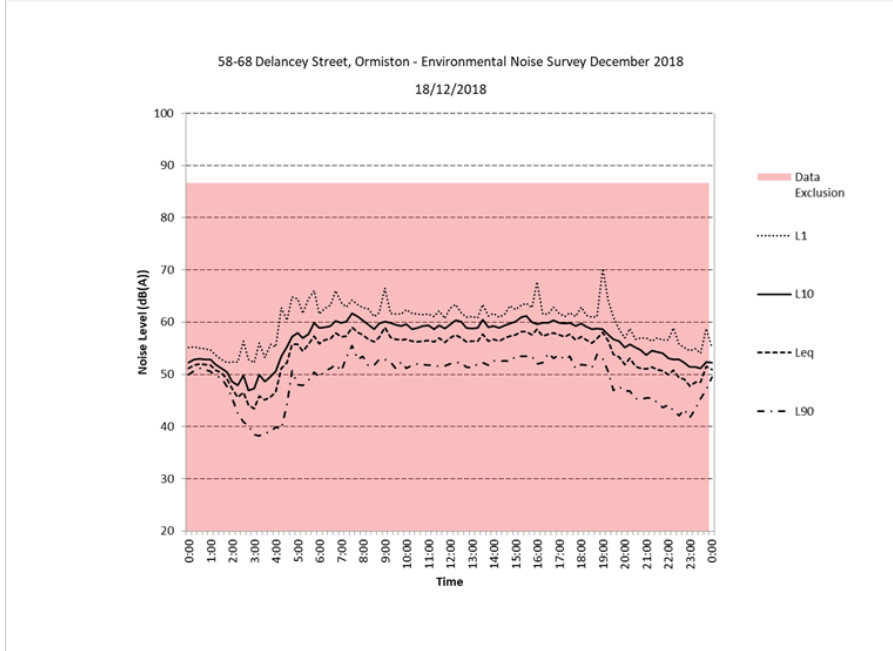
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Reference: 18BRA0174 R01_0



Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0



Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0



Site: 58-68 Delancey Street, Ormiston
Reference: 18BRA0174 R01_0



Appendix C Sample Calculations



Noise Source	Duration	Leq	Leq period	Distance to Receivers	
				R1	R2
				North	East
Car door closure	2	75	42	22	54
Car bypass	6	69	41	30	40
Car engine	3	72	41	22	54
Conversation	450	65	56	53	68
Waste Collection	40	93	73	16	151
Noise level after Distance loss					
Car door closure				15	7
Car bypass				12	9
Car engine				14	7
Conversation				21	19
Waste Collection				49	30
Shielding Losses					
Car door closure				0	0
Car bypass				0	0
Car engine				0	0
Conversation				0	0
Waste Collection				5	0
Sub Total - at Receiver					
Car door closure				15	7
Car bypass				12	9
Car engine				14	7
Conversation				21	19
Waste Collection				44	30

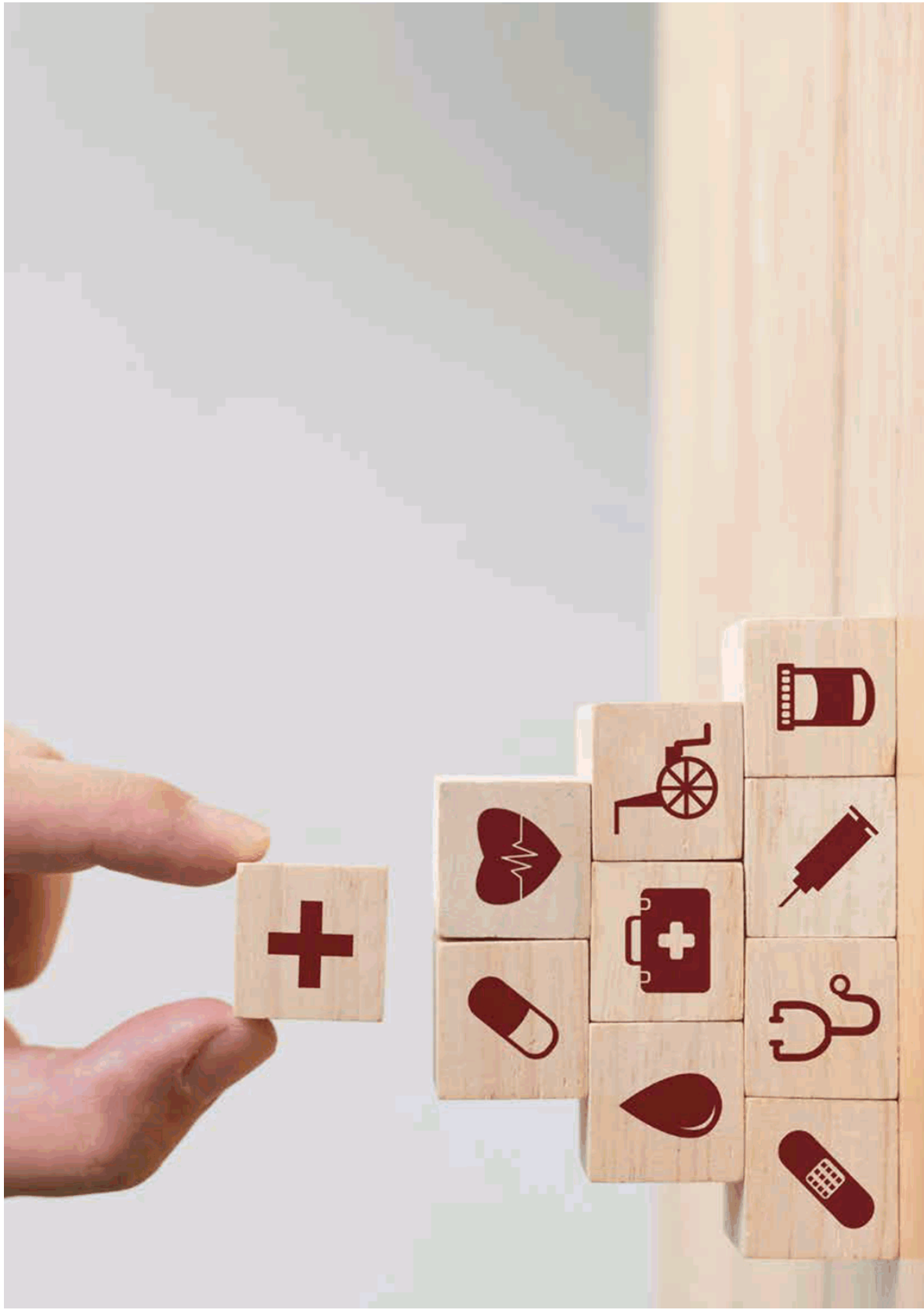
CALC					
Activity	Events	Duration	R1	R2	
Car door closure	320	2	10352	1718	
Car bypass	160	6	2354	1324	
Car engine	160	3	4366	725	
Conversation	4	450	563	342	
Waste Collection	1	40	27385	972	

Noise Level at Receiver			R1	R2
Car door closure			40	32
Car bypass			34	31
Car engine			36	29
Conversation			28	25
Waste Collection			44	30

Site: 58-68 Delancey Street, Ormiston
 Reference: 18BRA0174 R01_0



Redland City
Health Care and Social Assistance
Industry Sector Plan
2018 - 2023



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Introduction

Redland City Council (Council) has developed a Health Care and Social Assistance Industry Sector Plan (the Plan) for the period 2018 – 2023 to support the objectives of the Redland City Economic Development Framework 2014-2041 (EDF).

The EDF provides a clear direction for business growth and job generation to guide sustainable economic development in the City. Council's focus is the development of key industry sectors – health care and social assistance, education and training, tourism, manufacturing, construction, retail trade, high value-add services and rural enterprises – to deliver sustainable economic growth through strong partnerships with the business community (see Figure 1 Industry sector plan alignment). Each sector will require a specific

action plan detailing the initiatives and activities that will be undertaken in order to achieve key growth objectives as well as the level of investment required.

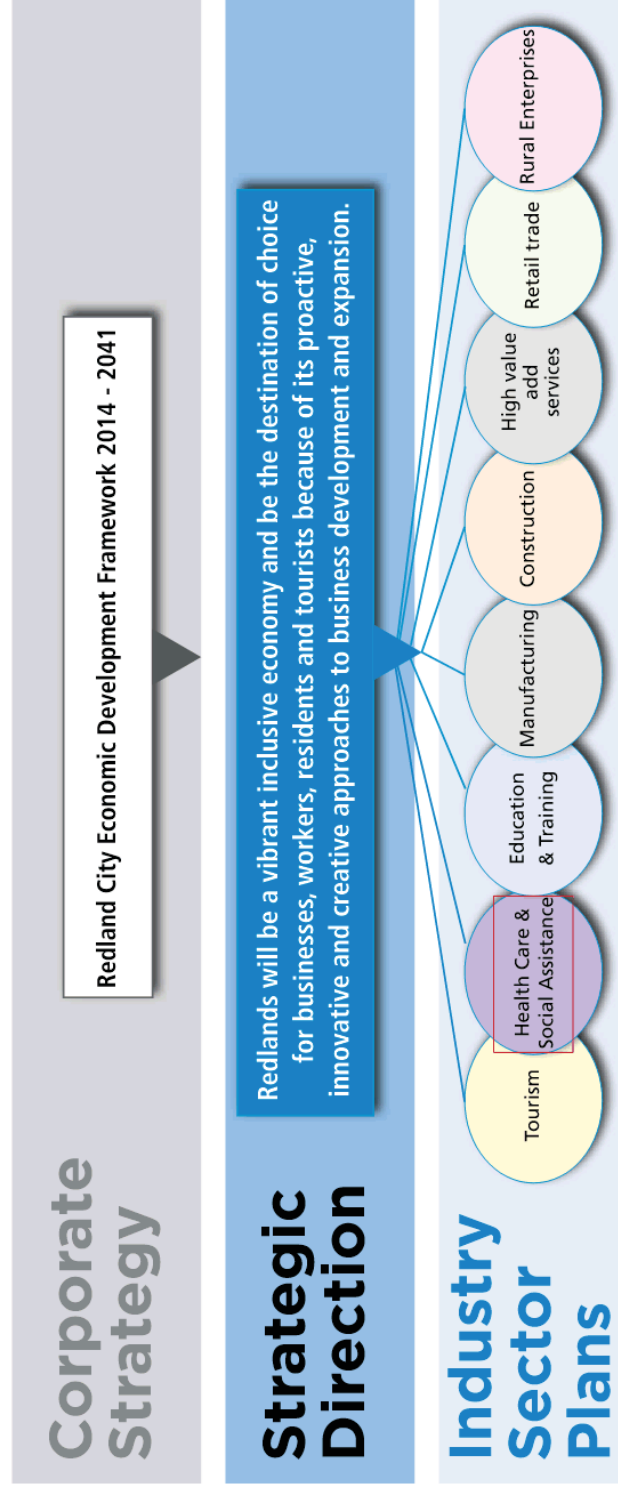
A Tourism Industry Sector Plan is currently being implemented. Through implementation of the EDF, Council is committed to increasing economic growth and local employment opportunities, as well as ensuring that improved economic capacity is linked to improved lifestyle outcomes for residents and improved community well-being.

The health care and social assistance industry contributes strongly to the Redlands economy and has a large and growing workforce with significant potential for industry investment and expansion. Coupled with the challenges of an ageing population and the opportunities presented by new technology, planning for the future of the industry and the community is a priority for Council.

The Plan recognises the current strength of the industry in the Redlands economy and its potential

for growth. It also recognises the role of other levels of government, industry, health and technology experts and Council's responsibility, leading to more investment in the sector and wider economic benefits such as increased local employment. This Plan sets out actions to realise these benefits, and the resources and investment required. The Plan will be used to drive activity, monitor progress and report on outcomes.

Figure 1 Industry sector plan alignment



Objective of the Plan

The objective of the Plan is to contribute to achieving key growth measures identified in the EDF by addressing the challenges and harnessing the emerging opportunities in the health care and social assistance services sector through a number of actions, as set out in Figure 2 Implementing the Framework.

The key growth measures providing the broad economic objectives for the Redlands to 2041 are:

- **Population Target** - 206,000 by 2041 at an annualised average growth rate of 1.2 per cent

- **Number of jobs** - 30,000 jobs to be created in the City by 2041

- **Gross Regional Product (GRP) Growth** - an economy worth \$6.8 billion by 2041

- **Tourism Growth** - to represent 2% of the Redland City economy

The Plan acknowledges the importance of collaboration with the health care and social assistance sector.

Specifically it will:

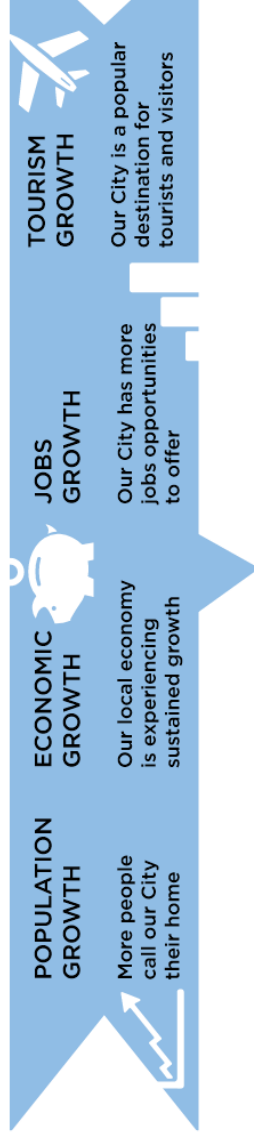
- Drive initiatives that attract strategic investment opportunities in the sector
- Enhance business capacity through workshops and training opportunities
- Continue to develop and maintain strong partnerships with the business community and other levels of government
- Support training and educational opportunities for the current and future health care and social assistance workforce
- Enable collaboration within and across industry sectors that will improve efficiencies and supply chain links
- Enhance international linkages through existing Redland's sister and friendship city relationships
- Advocate for funding for health care infrastructure and services in the City
- Improve residents' access to better local health, aged care and home care services.

Figure 2 Implementing the Framework

This draws on actions identified in the Health Care and Social Assistance Industry Sector Plan 2018-2023

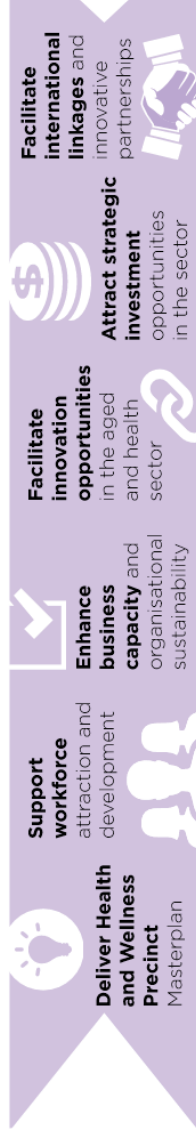
ECONOMIC DEVELOPMENT FRAMEWORK 2014-2041

Key growth measures



HEALTH CARE AND SOCIAL ASSISTANCE INDUSTRY SECTOR PLAN 2018-2023

How will we achieve it



Health Care and Social Assistance Economic Profile

The Health Care and Social Assistance industry sector includes businesses and organisations that are engaged in the provision of human health care and social assistance. The industry has two sub-sectors: Health Care services which include hospitals and other allied health services; and Social Assistance and Residential Care services which includes aged care residential, child care and other social assistance services (see Box 1).

Population

Redland City's estimated resident population (ERP) in 2016 was 151,987 (see Box 2). Based on the Census usual resident population (URP), the City had an average annual growth rate of 1.2 per cent over five years and 1.5 per cent over 10 years. Among the suburbs, Mount Cotton experienced the most change between the 2011 and 2016 Census periods with an average annual growth rate of 5.9 per cent followed by Thornlands (2.9 %) and Redland Bay (2.8%).

Age distribution

The median age of persons in Redland City in 2016 was 42 which was higher than Brisbane and the rest of Queensland. About 38% of the City's total population in 2016 were in the 25-54 age cohort, with 18% being 65 years and over.

The largest change between 2011 and 2016 across the age groups, was the 65 years and over with an additional 6,133 persons. This was followed by 55-64 years with an increase of 1,920 persons. The 10-19 and 35-44 years old age cohort experienced a decline (-556 and -717 persons respectively) between the Census periods.

Population projections

The population of Redland City in 2036 is forecast to be 184,683 based on medium series projections prepared by the Office of Economic and Statistical Research (or Queensland Treasury). This indicates an average annual growth rate of 1.1% over a 20 year period from 2016 to 2036.

Population projections indicate that the number of people 65 years and over will almost double from 25,309 persons in 2016 to 44,882 in 2036 (see Box 3). This represents a 77% increase. By 2036 at least one in four Redland City residents will be 65 years and over.

Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio Economic Disadvantage (IRSD)

The Index of relative socio economic disadvantage (IRSD) was developed by the Australian Bureau of Statistics (ABS) to measure an area's level of socio-economic disadvantage based on a range of Census variables. The index was based on characteristics

BOX 1

Industry Subsectors (3 and 4 digit level ANZSIC classifications)

- **Medical and other health services**
 - GP medical services
 - Specialist medical services
 - Dental
 - Optometry
 - Pathology and diagnostic
 - Imaging
- **Hospitals**
- **Social Assistance Services**
 - Adult day care centres
 - Aged care assistance services
 - Disability assistance services
 - Welfare counselling services
 - Youth welfare
 - Child care services
- **Residential care services**
 - Aged care residential services (eg. nursing homes)
 - Community mental health hostels
 - Crisis care accommodation

that reflect disadvantage such as low income, low educational attainment and high unemployment. A higher number indicates a lower level of disadvantage. In 2016, Redland City's IRSD was 1027 which indicates a low level of disadvantage. However the City experienced pockets of disadvantage. The island communities in particular were significantly disadvantaged in comparison to the remainder of the City. Southern Moreton Bay Islands (SMBI) recorded a score of 813. Coochiemudlo (920) and North Stradbroke Island (934) also scored lower in their SEIFA indices.

Economic output and value add

The health care and social assistance industry experienced sustained growth for the past five years and is the largest contributor to employment at the local, state and national level. The strong performance of the sector is fuelled by demographic shifts, particularly the growth in ageing population. The industry was the fourth largest in terms of output (or revenue generated by businesses and organisations) generating \$764.4 million (December 2017) or 6.7% of the City's total output (see Box 3). The industry was also the third largest

in terms of value add contributing \$566.8 million (or 10.4% to total value add).

Workforce

The health care and social assistance sector was the largest employer in Redland City with 6,693 jobs or 15.6% of total employment (ABS 2016). The City had a larger proportion of workers in health care and social assistance in comparison to South East Queensland (13.6%). The number of jobs in the sector grew by 32.2% from 5,061 in 2011 to 6,693 in 2016. The majority of those who worked in the sector were female (83%). A significant proportion of the workforce of the sector were employed as community and personal service workers (40%) followed by professionals (35%) and clerical and administrative workers (13%). The industry's workforce also had an older age profile with more than half of the workforce (or 51%) in the 45 and over age group. Health care and social assistance workers were highly educated and highly skilled with 44% having a Bachelor's degree or higher. Almost a quarter (24%) of the workers had Certificate level qualifications.

BOX 2 - KEY STATISTICS

Redlands Demographic Snapshot

2016 ERP - 151,987
2011 ERP - 143,711
1.2% average annual growth rate



Median age of 42 (35 in Brisbane and 37 in Queensland)



5.5% needing assistance with core activities (5.0% in SEQ).



5.9% unemployment rate (Dec quarter 2017)
(5.9% unemployment rate in Queensland)



62.6% total labour force participation (Redlands)

Redlands Age Distribution 2011 & 2016 (%)



Source: 2016 ABS Census of Population and Housing, Department of Jobs and Small Business

Wages and salaries

Health care and social assistance had the largest wages and salaries paid to employees who work in the City amounting to \$487.6 million. This accounted for 17% of the total wages and salaries for Redlands.

Businesses

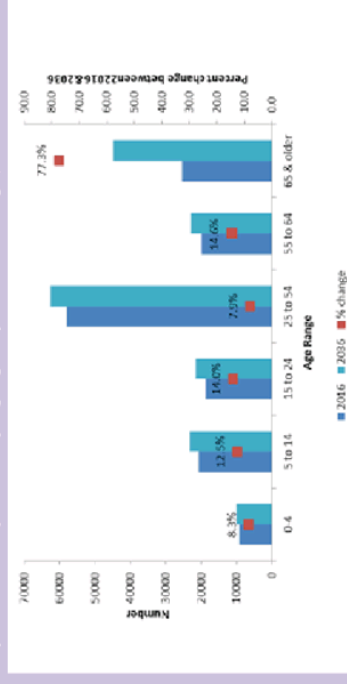
As of February 2018, 1,514 businesses (or 4% of total number of businesses) in the health care and social assistance industry were registered in the Redlands. Of these, 970 were in the Health Care Services subsector and 544 were in the Residential Care and Social Assistance services subsector.

Value of health care and social assistance

As demand for health care increases, due to the forecast population growth and the ageing demographic profile of the City, additional health care services will drive economic growth. This will be brought about by investment in infrastructure (buildings), growth in the associated supply chain as well as direct service provision in hospitals, general practice, allied health, community health and home care services.

BOX 3 - KEY STATISTICS

Population Projection by age group and % change, 2016 & 2036



Health Care and Social Assistance Industry Snapshot



- \$764.4 M output or 6.7% of the city's output
- Largest employer in Redland City with 6,693 jobs in 2016
- Employment in the industry is set to grow at an average annual rate of 2.3%
- 83% of the industry's workforce in 2016 were female.

There were 1,514 registered businesses in the Health Care and Social Assistance Industry Sector in the Redlands as of Feb 2018

Sources: Queensland Treasury, Population projection medium series and 2015 edition, economy, id; REMPLAN economy

Industry Trends

The health care and social assistance industry is anticipated to dominate employment growth and will contribute significantly to economic output in the next five years. The sector is driven by an ageing population, public funding structures and population growth. Digital disruption will impact on industries including health care and social assistance and will influence how businesses deliver services with the availability of more advanced technologies. Health care delivery models are likewise changing with more emphasis on a client driven approach and an increasing trend towards home or community care. While these trends can impact on the health care and social assistance industry in the Redlands, the City can also capitalise on the potential opportunities they bring.

Key Economic Drivers

The health care and social assistance industry is largely influenced by demographic factors. The industry's strong performance in terms of employment and output has been attributed mainly to the growth in demand. Older people tend to access health services more, requiring frequent medical check-ups and treatments. Women's increasing labour force participation affects demand for childcare services. Over the next five years, it is anticipated that these factors will create a greater demand for allied health and community services including: aged, childcare and social support services.

The level of State and Federal Government funding for health and community services also affects the industry. Governments provide significant revenue to health services such as hospitals but with increasing pressure to control expenditure in sectors associated with health, governments may implement changes to funding arrangements.

The community services industry subsector that supports people who are experiencing disadvantage is also quite reliant on government funding. These organisations provide social safety nets that address community needs and their activities have significant community benefits. They often operate in counter-cyclical fashion i.e. the demand for welfare services increases when the economy experiences a downturn and when real discretionary income falls. Hence any changes to funding could impact on revenue streams and service provision.

Changes in health care and allied health delivery models

Health services throughout Australia and internationally have implemented various forms of service reconfiguration aimed at achieving better coordination in integrated care. The implementation of these models will allow health care providers to shift the focus of health care away from an episodic care approach toward a person-centred (client-driven), coordinated and tailored integrated health care approach that meets the needs and preferences of the individual, their carers and family.

The roll out of the National Disability Insurance Scheme (NDIS) will alter the way disability support services are provided. The NDIS adopts a market based approach to disability support services that will foster competition and maximise consumer choice. While the impact of the NDIS is still largely unknown, existing providers will need to develop options for transitioning to a competitive market with implementation of the full scheme in the Redlands from July 2018. New suppliers are also expected to emerge from other sectors such as health and aged care and there will be a need to work closely across the different sectors. It is also anticipated that the disability sector's workforce will need to more-than-double in size to satisfy demand under full implementation of NDIS.

Implications for the Redlands

The shift in delivery models can provide the impetus for health, allied health and community services to collaborate and forge partnerships. Community and disability support services need to be market ready in terms of structure, business processes and program delivery. Redlands has a strong network of social, community and aged care services. Council plays a key role in facilitating partnerships in the sector through its ongoing support of the Redlands Interagency Network, Redlands Disability Network and the Aged Care Providers Network. There will be a much stronger focus on home and local community based care in terms of health services. Hospital sites are expected to diversify their functions as they evolve into 'health campuses'

delivering a wide range of integrated services including expanded general practice, allied health, support services and social care. The Redlands Health and Wellness Precinct creates an opportunity to integrate service delivery across education, research, health and allied health areas. Delivering on this Precinct is critical for the opportunities in this Plan to be realised and achievement of performance measures. Additionally the ability to deliver on the four growth measures identified in the EDF will be challenging if the Precinct is not fully realised. (Refer to Redland City Opportunities of this Plan for details of this Precinct and the opportunities and the economic benefits for this City that would be realised as a result).

Digital technology

The changing role of the hospital with a stronger focus on the home and local community as the primary health care arena has been enabled by greater access to the internet and improvements to communication technologies.

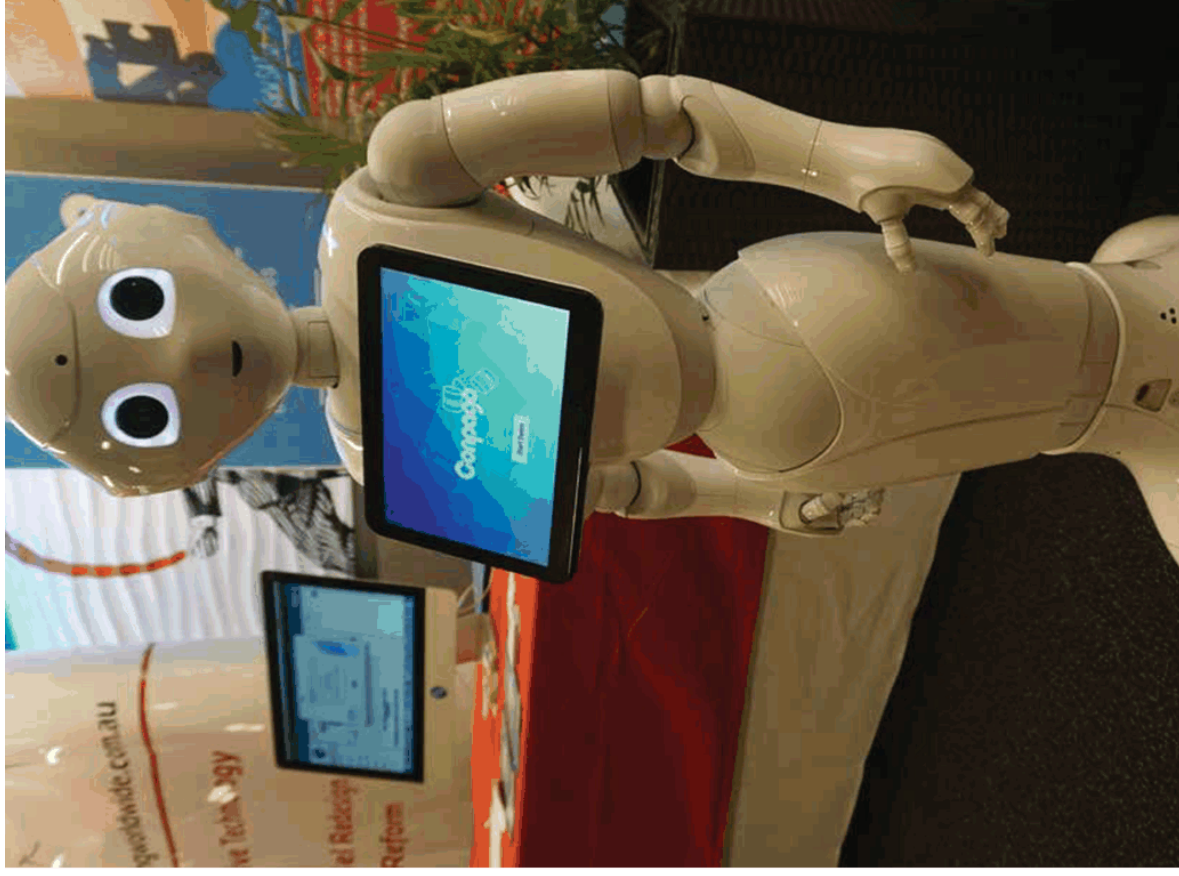
The increased implementation of tele-health has allowed patients to transform their living rooms into consultation rooms, reducing the need to travel to hospitals, and allowing for the provision of flexible healthcare service in the local area. The benefits are improved patient comfort and health outcomes.

With the trend increasing, information sharing will become even more critical. Digital access to the health system protocols and the patient record across the continuum of care will allow for consistent treatment, reduced error rates, improved patient outcomes and improved staff and patient satisfaction. Improving communication between service providers can help to facilitate coordination of care and allow for shared care plans and decision making strategies. This supports the work of clinicians and builds relationships between disparate service providers working in multi-disciplinary teams.

The rise of smart phones, social media and the use of sensors provide a new suite of tools that empower consumers with more information and control over their health and offer physicians more options for treatment that are flexible and tailored to each patient, including the ability to provide in-home remote monitoring, sensing and assessment outside the confines of a traditional hospital environment. These technologies can serve to increase connectivity between patients and health providers and allow for the flow of health information to be easily accessed by all involved parties.

Key examples of digital technology that is changing the way healthcare is delivered include:

- **Smart Phones** - App stores already feature thousands of health apps, through their uptake for health and care to date has been variable
- **At-home or portable diagnostics** - these include portable x-ray machines, blood-testing kits and other technology that can provide more and more of the diagnostics required to support health care, with profound consequences for the way the health care system is configured
- **Smart or implantable drug delivery mechanisms** - sensor technology so small it can be swallowed and combined with drugs in pill form has already been developed. When the pill dissolves in the stomach, the sensor is activated and transmits data to a wearable patch on the outside of the body and on to a smartphone app. This enables patients and their clinicians to see how well they are adhering to their prescription
- **Digital therapeutics** - health or social care interventions delivered either wholly or significantly through a smartphone or a laptop. They effectively embed clinical practice and therapy into a digital form. At a minimum, these interventions combine provision of clinically curated information on a health condition with advice and techniques for dealing with that condition. Many digital therapy platforms also include a way for people to connect with peers and share their experience, or to connect with health professionals remotely.





Implications for the Redlands

Digital technology has significantly transformed our communities and economies. It will become the foundation of integrated health care and is both a key enabler of and a by-product of innovation. Innovations have enhanced the lives of people of all ages and abilities, but none more so than the lives of seniors. New products have provided seniors improved quality of life by allowing them to have fulfilling experiences that otherwise wouldn't have been possible due to limited mobility. With its commitment to innovation, Redlands has an opportunity to facilitate the development and use of cutting edge digital technology to provide better quality of care in the aged care sector.

Through the Advance Queensland's Regional Innovation Program (ARIP) that supports innovation and entrepreneurship, Council can catalyse innovation opportunities in the City by building the innovation ecosystem and creating pathways and a supportive environment where innovators can discuss and collaborate and attract new investment.

The Redlands has an older median age profile than that of Queensland, with this gap set to widen. The trend of an ageing population is an Australia-wide issue not being systematically researched or addressed at a national or state level. There are a large number of research centres for the ageing focused on health, but very few are focused on education and there are none in Queensland.

A Centre of Excellence in Education for the Ageing can be a 'living laboratory' where ideas on how digital technologies can assist individuals and communities with managing their health, social services, disability and aged care challenges are developed, while also facilitating continued education for older adults on innovation and health.

The opportunity aligns closely with the master planning for a Redlands Health and Wellness Precinct and the Queensland Government-funded Maturing the Infrastructure Pipeline Program Early Stage Assessment for a potential Cleveland Innovation Precinct. There is also potential to explore partnership opportunities facilitated through Advance Queensland's Advancing Regional Innovation Program and with tertiary institutions including the University of Queensland and Griffith University's Cooperative Research Centres 'Smart Ageing' bid and the City4Age program.

In addition, the University of the Third Age (UTA) – a worldwide, volunteer organisation for the continuing education of those in their 'third age' of life – is particularly strong in the Redlands, with approximately 1800 members. The community organisation's valuable expertise could be utilised as a resource in the potential establishment of a Centre of Excellence in Education for the Ageing.

Ageing Population

The Australian ageing population is growing quickly. Within the next 20 years, those over 65 year old will make up over 17 per cent of the total population. Due to improvements in health care, the 85 years and over population is also increasing rapidly and in 20 years' time this group is projected to almost double and make up three per cent of the total population.

More people are living longer and better, well into old age. However, advances in health care can only prolong life for so long. As life expectancy increases, the ways in which people die will change. Heart disease, strokes and cancer continue to be leading causes of death for those aged 65 and over in Australia, however there is also a significant increase in degenerative diseases that impair cognition (dementia and Alzheimer's disease), with these diseases being the second most common cause of death for those aged 85 and over.

Caring for older people is becoming more expensive, with an increasing share of health expenditure directed at those aged 65 and over and with retired persons spending more and more of their household income on healthcare. More funding will also need to be provided for long-term care programs to meet the needs of a larger proportion of the population that will age past 85 and develop Alzheimer's, dementia and other high-care diseases.

Implications for the Redlands

The ageing population increases demands and brings opportunities in two distinct areas:

- Increased education and training to boost both the skills of the local workforce and the number of people available for employment in the aged care sector
- Continuing education for the ageing via 'lifelong learning' programs which research has shown offer increased economic, social and health benefits.

An ageing population brings more pressure on allied health and community services and an increasing demand for a trained aged care workforce.

With its top performing secondary education sector, its robust network of service providers and its linkages with vocational education providers, Redland City is in a strong position to facilitate training and education opportunities for the aged care workforce.

Council is leading work in the area of innovation and entrepreneurship for the aged as well as collaborating with local service providers around programs that support people with dementia.

Industry Issues and Gaps

To facilitate the success of the Plan, there are some identified issues and gaps.

Health, Aged and Social Assistance Services and Infrastructure	Industry Workforce
<ul style="list-style-type: none"> Local hospitals only have capability to care for low to moderate risk patients. Patients with more complex needs are transferred to larger hospitals Limited capacity to meet increasing demand for health services due to the size of hospital facilities Limited capacity to provide emergency, medical, survival, neonatal, mental health and sub and non-acute services Limited opportunities to incorporate teaching and research Limited public transport options to the hospital precinct Single road access to the hospital sites and significant undersupply of car parking Limited availability of general practice clinics that are open late evening and on weekends Consolidation of services due to impact of customer driven care Service gaps in high health needs areas particularly in the City's island communities Limited supported accommodation, transitional care and respite care 	<ul style="list-style-type: none"> Shortage of general practitioners Shortage of private medical specialists including anaesthetists, cardiologist, general surgeons, ophthalmologists and medical oncologists Casualisation of workforce Workforce deficits in allied health services (physiotherapists, podiatrists, occupational therapists) Increased demand for training and education of workforce to meet future needs

It is important to note that addressing these issues and gaps will require working in partnership with the Redlands Health Care and Social Assistance industry sector, business, community and the State and Federal Governments.

Redland City Opportunities

The following provides an overview of the Health Care and Social Assistance opportunities identified for the Redlands.

Infrastructure and Partnership Opportunities	Workforce and Business Development Opportunities
<ul style="list-style-type: none"> • Collaboration between public hospitals and educational institutes • Partnerships between public hospitals and private health service providers to address service gaps and efficiencies • Co-location opportunities with private clinics particularly in the Redlands Health and Wellness Precinct • Explore the development of a Centre of Excellence in Education for the Ageing • Capitalise on the growth of the use of digital technology for health and aged care • Develop an investment attraction strategy for the industry 	<ul style="list-style-type: none"> • Partnership with TAFE and training providers to facilitate aged care and disability sector education to upskill workforce • Organise summits that can be a platform for health care and social assistance industries to engage and network • Support existing networks of aged care and community service organisations to improve access to information and coordination of services • Business support through workshops and training opportunities • Work with international partners to identify and develop opportunities and attract investment

Enhance health care and social assistance infrastructure

Health and Wellness Precinct

Council is working in partnership with Mater Misericordiae Ltd (Mater) and Metro South Hospital and Health Service (MSH) which oversees Redland Hospital to deliver a Health and Wellness Precinct master plan. The precinct, which is centred on Weippen Street in Cleveland will incorporate the planned expansion of the private and public hospitals and identify potential industry clustering opportunities around the hospitals.

As well as identifying and zoning the precinct as a Specialist centre in the Redland City Plan, the area is identified in the Shaping SEQ South East Queensland Regional Plan 2017 as a knowledge and technology precinct, which contains a core of high level health, education, research or similar facilities and will provide opportunities for complementary and ancillary services to develop in the area over time. The precinct presents a catalyst economic opportunity for the City that can generate employment and growth, as well as providing high quality specialist and tertiary health services for Redlands’ residents in the long term.

Potential development and operation of an integrated health and education precinct would bring investment and economic activity and deliver significant health benefits for the Redlands. Due to the dynamic nature of the opportunities, estimates of the benefits can be indicative only and a detailed economic analysis has not yet been undertaken. The Health Care and Social Assistance consultants’ report to Council, has estimated that economic activity could be in the vicinity of \$350 million. Indicative figures for employment opportunities are estimated at 1,900 during potential construction and up to 3,600 overall.

The following is being investigated to be included as part of the precinct’s future development:

- Hospital expansions
- Expanded medical and specialists’ services
- Technology companies supporting the delivery of new-era health services
- Supporting infrastructure including traffic access and circulation, car parking, public transportation, information and communication technology (ICT) and open space
- Education and training facilities
- Ancillary services focusing on wellness.



Technology – Innovation opportunities

As outlined in this Plan, information and communication technology (ICT) is changing the way health care is delivered. This in turn creates opportunities for technology companies, including those that are already flourishing in the Redlands and companies that potentially will establish here in the future.

Queensland's e-health Investment Strategy recognises that ICT is an enabler of integrated, quality and safe health services. Looking at Queensland in particular, the strategy lists some of the global innovation opportunities for potential future investment, as follows:

- **Electronic medical records** – patients and clinicians can access appropriate medical information at the point-of-care, throughout the life of the patient and across the continuum of care
- **Portals** – these provide the basis of integrated information exchange across the healthcare system and a mechanism to access services, patient information and preventative health information
- **Information interoperability** – the secure exchange of information between care settings and providers, improves the health system's ability to work with health service partners and improves the integration of health services across settings
- **Mobile health** – remote and mobile monitoring of patients' vital signs can increase patient safety, reduce the risk of adverse medical events and potentially reduce unnecessary hospitalisation
- **Mobile telecommunications technologies** – deliver health services in, or as close to home as possible, reducing travel costs for patients and providers, as well as offer access to more equitable distribution of health services
- **Integrated scheduling and eReferrals** – streamline the patient pathway with options for patient input and transfer of patients.

Locally, the Metro South Service Plan – Draft for Consultation, has also identified the importance of digital technology as a key enabler to support a range of strategies including the recently implemented Electronic Medical Record system, increased Telehealth capacity, supporting innovation, access to data and exchange of information between Government departments, business and the community.

As part of the move to ICT in health care, Council acknowledges that improving internet access and performance in the Redlands is a critical challenge and is continuing to work with Federal and State Governments, and providers, to rectify this situation.

Centre of Excellence in Education for the Ageing

A Centre of Excellence in Education for the Ageing has the potential to be the confluence of education, training and research in the region, specifically in areas of strength such as aged care. It is important to build on local competitive strengths and harnessing existing community organisations as a potential resource can create significant opportunities not only in terms of educating older people but also facilitating inter-generational mentoring programs. Potential benefits of establishing a Centre of Excellence at a pilot location in Redland City could include:

- Attraction of a higher educated and higher paid workforce
- The training of older people leading to their greater health and in some cases higher labour force participation, employment and wages
- An increased number of employees, which will impact economic output
- A greater sense of community with opportunity for involvement of education providers such as U3A
- A living lab for ageing research
- An innovation space that explores new technology that can positively impact on the quality of life of seniors

- Reduced demand on health sector resources
- Contribution to the financial return to the Redlands Health and Wellness Precinct or potential Cleveland Innovation Hub or wherever it is placed
- Putting Redland City 'on the map' in terms of having a significant and leading edge research centre addressing major ageing and social policy issues.

Investment attraction

Council is working to build an investment attraction strategy for Redland City, which will encourage and enhance current action plans. Council has commissioned a Gap Analysis and Opportunities Assessment study to identify opportunities for key and emerging industry sectors. These have the potential to support business growth and re-capture some of the workforce that is currently leaving Redland City. The findings will inform future investment attraction strategies in key industries, including health care and social assistance.

Planning and Regulatory Framework - Redland City Plan

At the time of this Plan's publication in July 2018, the master plan process for the Health and Wellness Precinct was approaching completion. Council continues to work in close partnership with MSH and Mater to plan for a Health and Wellness Precinct, which will be a major economic driver for Redland City.

The purpose of the master planning process is to identify the optimal development of the site as the City's major health hub, generating high employment opportunities and economic output. The planning framework has been based on the outcomes of industry demand, urban planning, ecological and traffic studies that were conducted as part of the process, and aims to:

- Position the area as the City's pre-eminent health and wellness precinct, where specialist and general health services, health-based education and training and related activities will cluster
- Deliver a vibrant and sustainable precinct, which is a focus for private and government investment and complements the City's existing network

- Encourage economic investment and employment generation by co-locating a mix of land uses and activities
- Determine the potential type, scale and location of health-related uses and services that can leverage off the hospital expansions and positively contribute to the long term health, community, employment and education needs of the City.

Enable health care and social assistance industry sector

Building business capacity

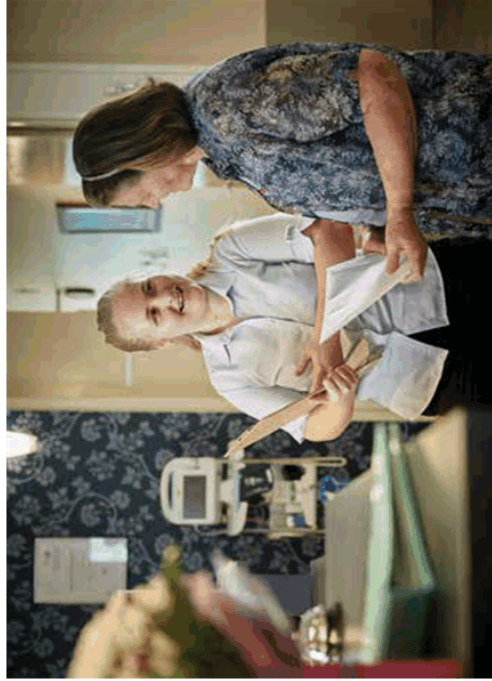
Council's aim is to improve the competitiveness and capacity of health care and social assistance businesses and organisations. Integral to achieving this aim, is building on the established, networking and communication channels between the industry and Council, to further strengthen working relationships.

To identify specific ways in which Council can assist, it is proposed that Council will:

- Deliver Health Care and Social Assistance industry summits in partnership with the local industry
- Link and liaise with the health care and social assistance industry to identify business training needs
- Facilitate and coordinate workshops that improve the competitiveness and capacity of health care and social assistance businesses and organisations
- Provide timely information on business grants and training opportunities
- Assist new businesses by providing advice and facilitating access to pertinent information and grants.

The purpose of the industry summits will be to:

- Discuss trends, transformative ideas, issues and solutions to industry challenges
- Identify health care and social assistance industry experts and leaders who can provide input and engage with the local sector and businesses, leading to research and investment opportunities.



International links

Council continues to build on international relationships which have been established in China, Japan and South Korea, through 'sister city' and 'friendship city' agreements.

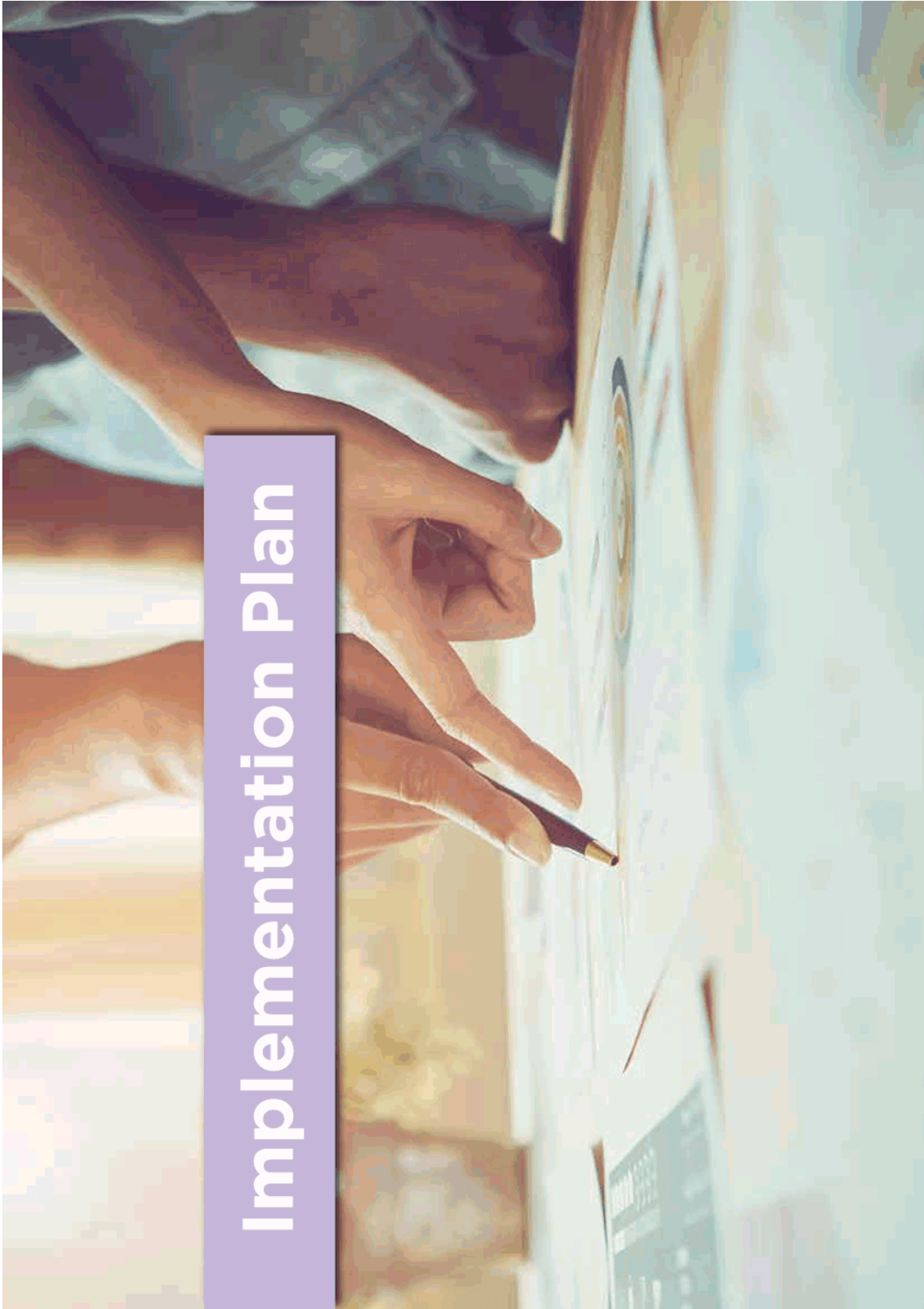
This has resulted in increased overseas interest, for example, in 2017 a delegation to Kani City, located in Gifu Prefecture, in central Japan led to representatives from the Gifu Medical Science University touring the Redlands and inspecting medical and aged care facilities in early 2018. The university will send a study tour to Redland City in 2019.

Partnering with international institutes in order to tap into the Redlands' expertise in the field of health and aged care, offers a range of benefits such as: workforce attraction and retention, potential reciprocal arrangements, professional development opportunities and the economic and social advantages that accrue from a first-class, international reputation. An environmental scan of international education providers will pave the way for linking with stakeholders and identifying the best approach to capitalise on the growing international education market.

Workforce attraction and development

Council recognises that growing the Redlands' health care and social assistance workforce to meet current and future needs is vital to maintaining and growing the City's liveability. Council will support this by:

- Undertaking a key industry sector validation assessment to understand the workforce profile
- Liaising with industry to identify workforces needs
- Facilitating links between industry employers and VET and higher education providers
- Working with university, TAFE and the vocational training sector to facilitate the development of training and education programs for the aged care and disability sector workforce.



Implementation Plan Summary

This Implementation Plan contains actions required to realise future opportunities in the Health Care and Social Assistance Industry Sector, contributing to the achievement of the objectives in EDF:

Actions will be implemented over the following time frames:

- **Short-term** – within the next two years (2018–2020)
- **Medium-term** – within the next three years (2020–2023)
- **Long-term** – to be undertaken after five or more years (2023 onwards) but may need to commence in the medium-term
- **Ongoing** – actions will continually be dealt with through the life of the plan.

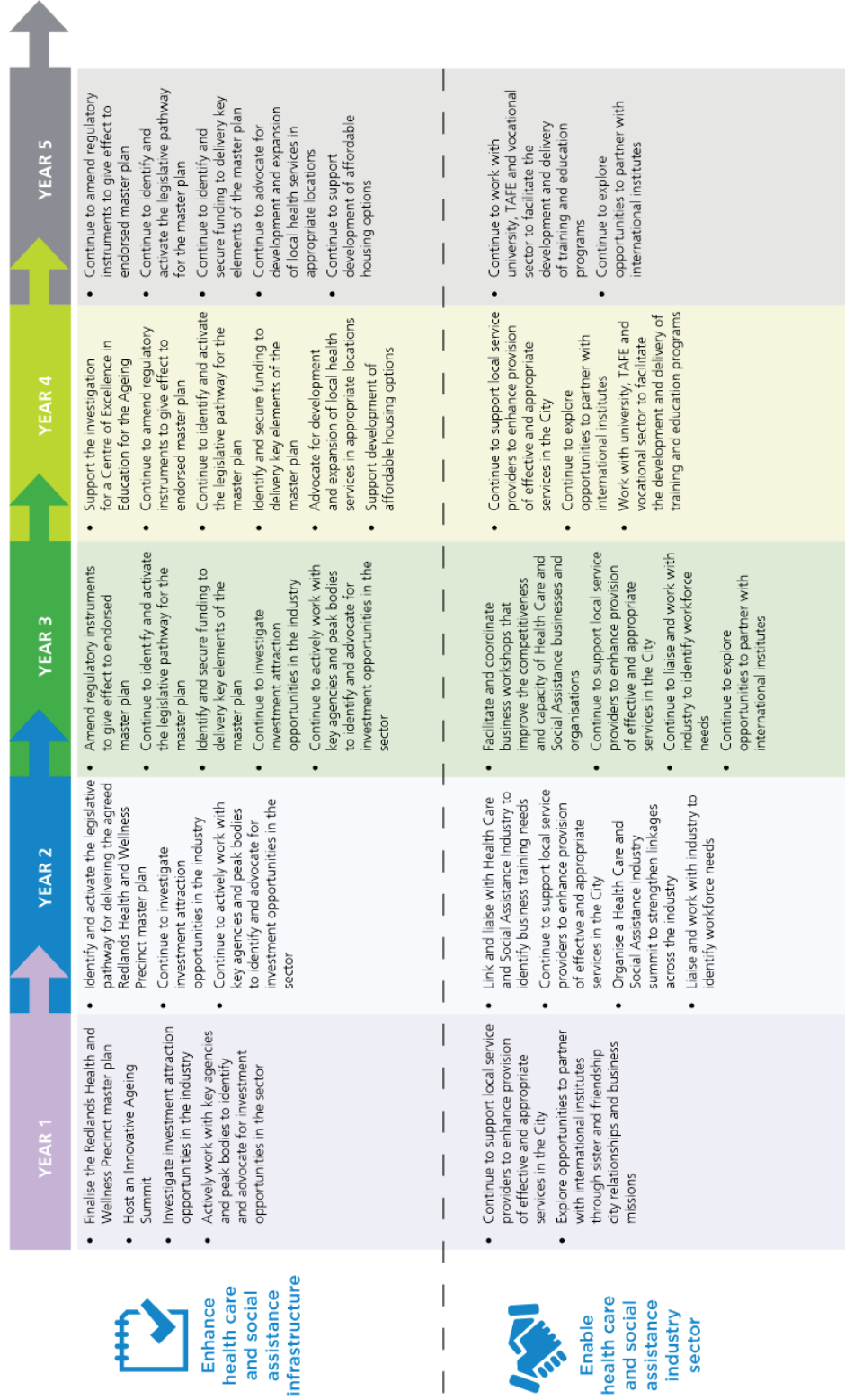
The resultant work program is captured in Figure 3 Implementation Plan Summary. The work program for year 1 including resourcing and budget is already provided for within the financial year 2018/2019 budget. Activity from years 2 to 5 may be subject to future yearly budget bids for resourcing and funding to deliver actions. Council could play five active roles in engaging the sector and implementing the actions (see Table 1):

Table 1 Council roles

Advocate	Attract and retain public, private and non-government investment that expands the economic base and improves service delivery in the City.
Regulate	Implement land use and infrastructure planning and policy development that will support the industry sector.
Partner	Strengthen existing links and networks and to establish constructive working relationships with businesses, industry and government to implement initiatives and to enhance supply chain links.
Facilitate	Enable the growth of emerging businesses by ensuring the provision of timely information, access to business grants, sponsorship and training opportunities.
Lead/Deliver	Take the lead and implement initiatives that will foster an environment that is conducive to business growth and expansion.

Redland City Health Care & Social Assistance Industry Sector Plan 2018-2023

Figure 3 Implementation Plan Summary



Implementation Plan 2018 - 2023 for Redlands

1. Enhance health care and social assistance infrastructure

Outcome: Development of infrastructure that supports business and employment growth in the Health Care and Social Assistance industry

Objective	Actions	Governance		Performance Measure	Resources	Timeframe
		Council's Role	Key Stakeholders			
Deliver the Redlands Health and Wellness Precinct Master Plan	Finalise the Redlands Health and Wellness Precinct master plan and present to Council for future direction	Facilitate	<ul style="list-style-type: none"> Metro South Hospital and Health Service (MSH) Mater Misericordiae Ltd (Mater) State Government 	Council decision on Master plan including future direction	Yr 1 activity funded through 2018/2019 budget	Short (Year 1)
	Identify and activate the legislative pathway for delivering the agreed Redlands Health and Wellness Precinct master plan	Advocate/Facilitate	<ul style="list-style-type: none"> MSH Mater State Government 	Delivery pathway for Redlands Health and Wellness Precinct master plan confirmed	Funding to implement master plan subject to future budget bid	Medium to Long
	Amend regulatory instruments to give effect to endorsed master plan	Lead/Facilitate	<ul style="list-style-type: none"> MSH Mater State Government 	Relevant regulatory instruments amended	Funding to implement master plan subject to future budget bid	Medium to Long
Increase innovation opportunities in health and aged care	Identify and secure funding to deliver key elements of the master plan	Advocate/Facilitate	<ul style="list-style-type: none"> State and Federal Governments Industry stakeholders 	Funding stream identified and funds committed to implementing elements of the master plan	Funding to implement master plan subject to future budget bid and external funding streams	Medium to Long
	Host an Innovative Ageing Summit to facilitate links with industry and identify opportunities for innovation	Facilitate	<ul style="list-style-type: none"> Aged Care Providers Network Hospitals Industry leaders State and Federal Governments Chambers of commerce Education providers Researchers Start-ups 	Innovative Ageing Summit delivered and subsequent innovation opportunities and partnerships identified	Budget captured under the Advance Queensland's Regional Innovation Program (ARIP) funding	Short (Year 1)
	Support the investigation for a Centre of Excellence in Education for the Ageing (refer to the Education and Training Industry Sector Plan 2018-2023)	Partner	<ul style="list-style-type: none"> Education providers Health and aged care industry sectors Tertiary institutions Community organisations 	Detailed report outlining model, timeframes and partners for a Centre of Excellence in Education for the Ageing completed	Budget to be identified in the Education and Training Industry Sector Plan 2018-2023	Medium to Long

Redland City Health Care & Social Assistance Industry Sector Plan 2018-2023

Objective	Actions	Governance		Performance Measure	Resources	Timeframe
		Council's Role	Key Stakeholders			
Attract investment in Health Care and Social Assistance Industry	Investigate investment attraction and expansion opportunities in the Health Care and Social Assistance industry	Deliver	<ul style="list-style-type: none"> Industry stakeholders State and Federal Governments 	Health care and social assistance industry investment attraction plan developed and implemented*	Activity funded in 2018/2019; * elements of implementation may be subject to future budget bids	Short (Year 1) to Medium
	Actively work with key agencies and peak bodies to identify and advocate for investment opportunities in the sector both locally and internationally	Advocate/ Partner	<ul style="list-style-type: none"> South East Queensland Council of Mayors Logan and Redlands Regional Development Australia Committee State and Federal Governments Brisbane South Primary Health Network International partner cities 	Investment opportunities identified	Activity funded in 2018/2019	Short to Medium
Monitor the implementation of the City Plan to ensure the Strategic outcomes of Liveable Communities and Housing and Economic Development are met	Advocate for development and expansion of local health services (including general practitioners and specialist services) in appropriate locations to address current per capita under-supply	Advocate / Facilitate	<ul style="list-style-type: none"> State and Federal Governments Brisbane South Primary Health Network 	Number of new and expanded local health services; improved per capita supply of general practitioners and specialist services in the City	Activity funded through investment attraction strategy and master plan implementation	Medium to Long
	Support development of affordable housing options to attract sector workforce	Regulate/ Advocate/ Facilitate	<ul style="list-style-type: none"> State and Federal Governments Housing providers 	Housing options identified for sector workforce in accessible locations	Activity funded in annual budgets	Medium to Long

2 Enable health care and social assistance industry sector

Outcome: Improve productivity of health care and social assistance industry sector businesses and workforce

Objective	Actions	Governance		Performance Measure	Resources	Timeframe
		Council's Role	Key stakeholders			
Improve competitiveness and build capacity of Health Care and Social Assistance businesses and organisations	Link and liaise with Health Care and Social Assistance industry to identify business training needs	Deliver	<ul style="list-style-type: none"> Community Services Aged Care Residential Services Allied Health services Chambers of commerce 	A detailed report identifying training needs that will inform planning for future business workshops	Budget bid request in FY 2019/2020 (indicative cost \$30,000)	Short
	Facilitate and coordinate business workshops that improve the competitiveness and capacity of Health Care and Social Assistance businesses and organisations	Facilitate	<ul style="list-style-type: none"> Community Services Aged Care Residential Services Allied Health services Chambers of commerce Industry stakeholders 	Number of participants satisfied with workshops	Subject to budget bid in FY 2020/2021 (indicative cost \$15,000)	Medium
Deliver Health Care and Social Assistance sector summit to strengthen linkages across the industry including government agencies, businesses and organisations	Continue to support local service providers through existing networks to enhance provision of effective and appropriate services in the City	Facilitate	<ul style="list-style-type: none"> Health care and social assistance organisations Redlands Interagency Network Redlands Disability Network Primary Health Network 	Local service providers survey confirmed effectiveness of Council support	Year 1 activity funded in 2018/2019 budget as BAU	Current and ongoing
	Organise a Health Care and Social Assistance industry summit to discuss future trends, transformative ideas, issues and solutions to industry challenges	Deliver	<ul style="list-style-type: none"> Hospitals Community Services Aged Care Residential Services Allied Health services Chambers of commerce Redlands Economic Development Advisory Board State and Federal Governments 	Health Care and Social Assistance Industry Summit delivered	Subject to budget bid in FY 2019/2020 (indicative cost \$30,000)	Short to Medium

Redland City Health Care & Social Assistance Industry Sector Plan 2018-2023

Objective	Actions	Governance Council's Role	Key stakeholders	Performance Measure	Resources	Timeframe
Grow Health Care and Social Assistance workforce to meet current and future needs	Liaise and work with industry to identify workforce training and education needs	Facilitate	<ul style="list-style-type: none"> Tertiary institutions TAFE and VET providers Aged care providers network 	A detailed report identifying workforce needs, training opportunities, and education offerings	Budget bid request in FY 2019/2020 (indicative cost \$30,000)	Short to Medium
	Work with university, TAFE and vocational sector to facilitate the development and delivery of training and education programs for the aged care, social services and disability sector workforce to address identified needs	Facilitate	<ul style="list-style-type: none"> Tertiary institutions TAFE and VET providers Aged care providers network 	Industry survey to determine if education offerings are meeting industry workforce needs	Subject to budget bid in FY 2022/2023 (indicative cost \$15,000)	Long
Partner with international institutes that tap into Redland expertise in the field of health and aged care	Explore opportunities to partner with international institutes by leveraging health and aged care expertise through sister and friendship city relationships and business missions	Facilitate	<ul style="list-style-type: none"> International partner cities Chambers of commerce Hospitals and other allied health services Aged Care sector Industry stakeholders 	Partnership opportunities identified and developed	Activity funded through 2018/2019 budget Activity will be funded through future annual budget bids	Short to Long



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Appendix 1 – Summary of State and Federal Plans and Strategies

South East Queensland

Shaping SEQ: Making the most of our future: a vision to guide growth in South East Queensland. It brings together all levels of government to plan for a population increase in SEQ expected to be almost two million people over the next 25 years. **Shaping SEQ** is the foundation upon which the future will be built and guides the State Infrastructure Plan and council planning schemes. The plan was based on recommendations from the South East Queensland Regional Planning Committee which was made up of State Government departments and SEQ Local Government Mayors, including the Mayor of Redland City, Councillor Karen Williams. (Note: In August 2017, **Shaping SEQ** replaced the **South East Regional Plan 2009-2031**.) [Shaping SEQ: Making the most of our future](#)

Brisbane South Primary Health Network – Strategic Plan 2017 onwards

this Primary Health Network (PHN) takes in the Redland City Council area, parts of Brisbane City, all of Logan City and parts of the Scenic Rim. The Federal Government established PHNs in 2015 to: increase the efficiency of medical services for patients, particularly those at risk of poor health outcomes; improve coordination of care to ensure patients receive the right care, in the right place, at the right time. [Brisbane South PHN - Strategic Plan 2017 onwards](#)

Brisbane South Primary Health Network – 2018 Needs Assessment:

focuses on a “people” and “places” approach in assisting people in the region. It has a particular focus on those in the most vulnerable groups in geographic locations or “hotspots” which have higher needs, emerging concerns or challenges due to local circumstances. [Brisbane South PHN - 2018 Needs-Assessment](#)

Queensland

The Queensland Plan: a plan created by Queenslanders for Queensland that provides a 30-year roadmap for the state’s growth and prosperity. Health is one of the nine foundations on which the plan is based. [The Queensland Plan](#)

My health, Queensland’s future: Advancing health 2026: Healthcare is being transformed by innovation. By 2026, healthcare will look very different than it does today. This

Queensland Health plan will further drive investment in new ideas, research and technology. Advancing health 2026 was developed to guide Queensland government investment in health over the longer term and to reorient the system to be flexible and innovative in taking advantage of new technologies, while improving health outcomes for the population at large. [My health, Queensland’s future: Advancing health 2026](#)

Metro South Health Strategic Plan 2015-2019 (2017 update):

the plan provides the leadership to keep up with the rapid rate of change and the growing demands for innovation, in order to deliver best-practice patient care. Metro South Health takes in the Redlands and is an organisation employing more than 14,000 staff, with an annual budget of \$2.3 billion. [Metro South Strategic Plan \(2017 update\)](#)

Metro South Health Service Plan 2017-2022

provides a strategic perspective on health service delivery across all Metro South services. The plan identifies four key service directions, and 39 priority strategies, to guide service development and address the health priorities of the Metro South community to 2022. [Metro South Health Service Plan 2017-2022](#)

eHealth Investment Strategy: information and communications technology (ICT) is an increasing enabler of integrated, quality health services. This strategy ensures that ICT investment form part of a cohesive plan between Hospital and Health Services (HHS) and the department. It identifies ICT requirements over the next 20 years to ensure the state's health system can continue to provide essential services to Queenslanders. [eHealth Investment Strategy](#)

Every Queenslander Succeeding - Disability Service Plan 2017-2020: pledges the Department of Education's support for Queenslanders with a disability. The plan states that the department is committed to collaborating with students, staff, community and partners, to identify how best to support all Queenslanders – regardless of their background, postcode, personal circumstances or ability – to succeed. [Every Queenslander Succeeding - Disability Service Plan](#)

Federal Government

National Disability Insurance Scheme (NDIS): will provide about 460,000 Australians under the age of 65, who have with a permanent and significant disability, with the reasonable and necessary supports they need to live an ordinary life. As an insurance scheme, the NDIS takes a lifetime approach, investing in people with disability early to improve their outcomes later in life. The National Disability Insurance Agency (NDIA) is the independent Commonwealth government agency responsible for implementing the NDIS. The scheme became available in Redland City from 1 July 2018. [About the NDIS](#)

Commonwealth Home Support Programme (CHSP): funded by the Australian Government, the programme provides a range of entry-level aged care services for older people who need assistance to keep living independently at home and in their community. The aim is to help older people live as independently as possible and safely at home. [Your Guide to Commonwealth Home Support Program Services](#)

Australia's Health Landscape Infographic: depicts the four tiers of health care in Australia in the form of an infographic. It includes the factors that contribute to health, opportunities such as technology and challenges such as chronic disease, supporting regulations and infrastructure, and health system funding (\$2.3 trillion to 2027). [Australia's Health Landscape Infographic](#)

National Health and Medical Industry Growth Plan: this \$1.3 billion plan focuses on the medical technology, biotechnology and pharmaceutical sector. It contains a profile of the current sector, the growth plan and future outlook (including forecast changes to both economic and health wealth). [National Health and Medical Industry Growth Plan](#)

Aged Care Legislated Review 2017: considered the impact and effectiveness of a number of aged care reforms that have been implemented since 2012 and makes recommendations for future reform to the aged care system. [Legislated Review of Aged Care 2017](#)

Review of National Aged Care Quality Regulatory Processes: the review identified that despite reforms to improve the quality of residential aged care, current regulatory mechanisms do not consistently provide the assurance of safety and quality care, that the community expects. The review was presented to the Federal Government in October 2017. [Review of National Aged Care Quality](#)

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Contact Details

For information about economic development in the Redlands please contact Redland City Council on 3829 8999.

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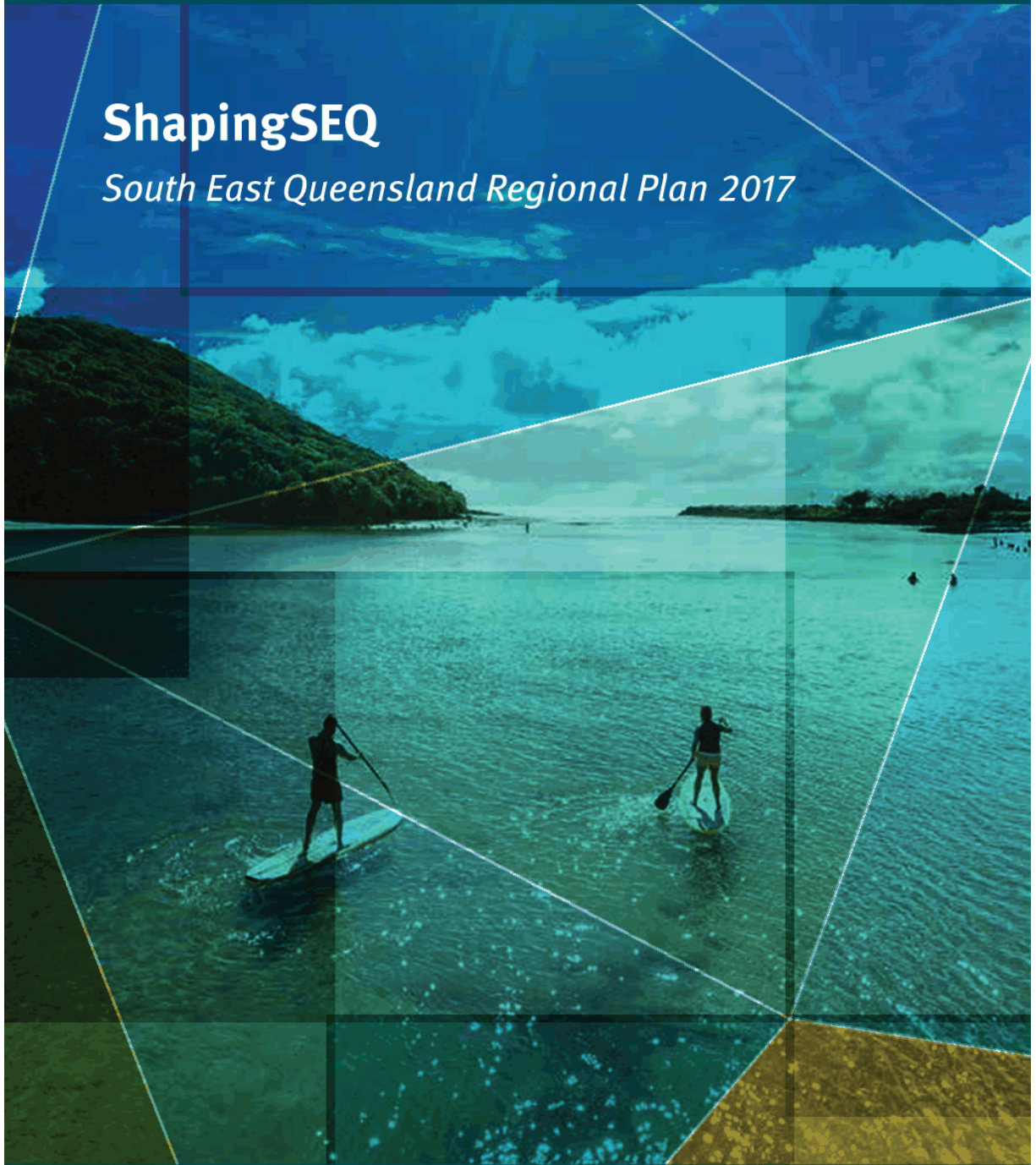
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Department of Infrastructure, Local Government and Planning

ShapingSEQ

South East Queensland Regional Plan 2017



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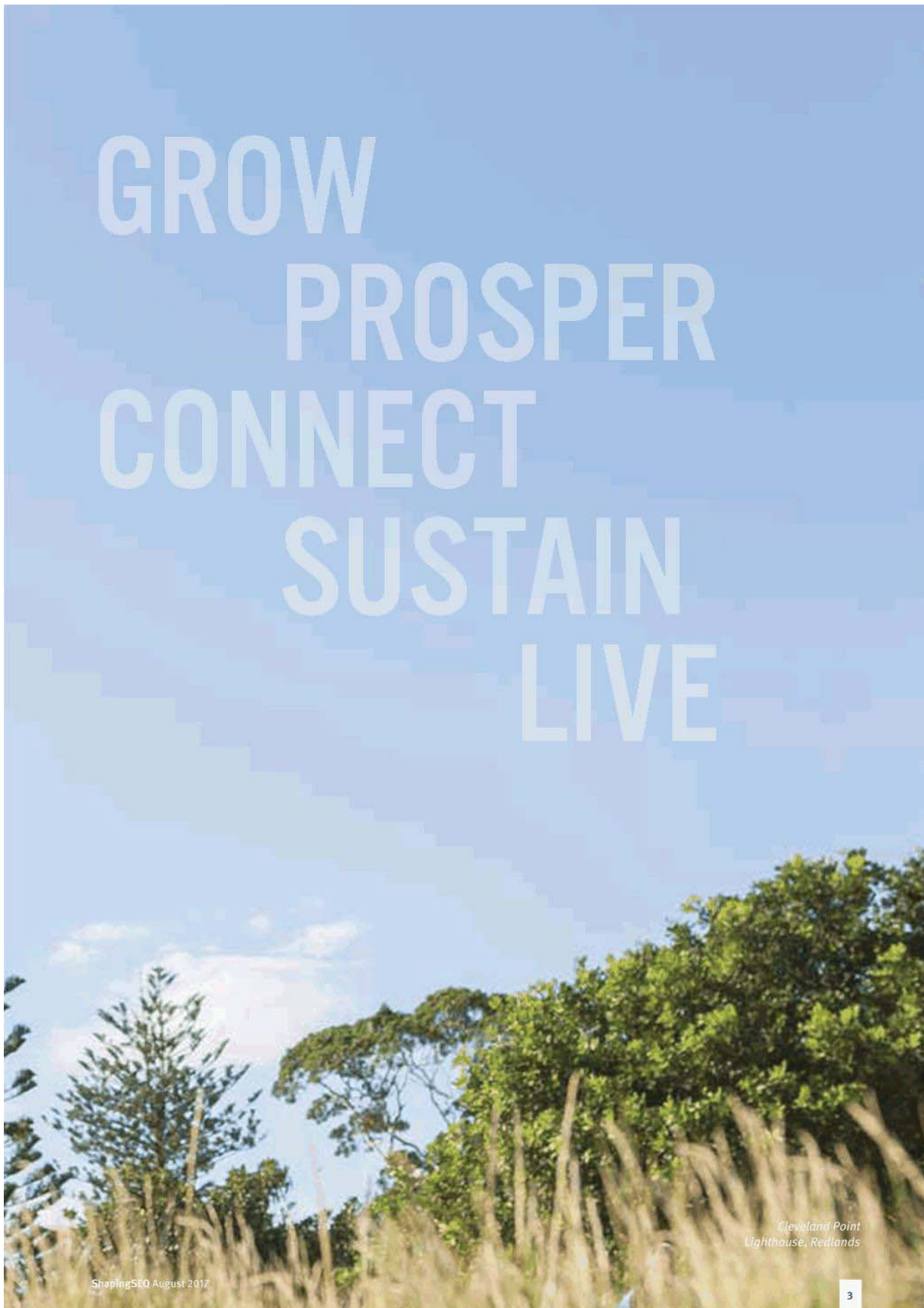
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Cover: Tallebudgera Creek, Gold Coast





FOREWORD

ShapingSEQ: Making the most of our future

It is not difficult to see why the population of South East Queensland is expected to grow by almost 2 million people over the next 25 years. We have an enviable lifestyle, great schools and universities, and a strong, diverse economy expected to create almost one million jobs over the next 25 years. Our future is bright.

But to realise this future, we cannot just rely on luck. We need a clear vision to guide this growth that brings together all levels of government. *ShapingSEQ* is this vision. It is the foundation upon which we will build the future we want for the South East. It guides our State Infrastructure Plan, it will guide council planning schemes, and it will also form the basis of negotiations for a future SEQ City Deal.

ShapingSEQ sets a framework for our growth, so that we can maintain everything that makes living in South East Queensland great, while taking advantage of the opportunities of the fastest growing economic region in the world – the Asian-Pacific region. At the same time, it will help manage the potential impacts of population growth to deliver housing supply and affordable living options, and support the planning and delivery of critical infrastructure, while protecting our natural environment and our lifestyle.

This is a plan for our community, by the community. Through the *ShapingSEQ* process more than 3,300 submissions were received from the community alongside extensive engagement with local councils and key stakeholders from the environment, community and development sectors. The level of cooperation and collaboration is unprecedented and sets the tone for the future.

Consequently, I want to acknowledge the contribution that all stakeholders, particularly local councils, have made to *ShapingSEQ* and to the future of our region. Consultation and engagement has been the priority because we all have a stake in how we grow and thrive as a region.

The feedback has guided great environmental and community outcomes. We have protected inter-urban breaks between Brisbane and the Gold Coast, and Brisbane and the Sunshine Coast and identified biodiversity corridors, along with scenic landscape values and a regional greenspace network.

Through *ShapingSEQ* we are encouraging growth within the current Urban Footprint. This means housing is focused where people can take advantage of existing infrastructure and ensuring easier, more affordable access to services. Most importantly, this kind of development means people can live closer to their jobs, decreasing commutes and encouraging a healthier, happier population.

The Urban Footprint identified in the plan will help us reduce our impact upon the environment, reducing urban sprawl and our carbon footprint. Additionally, there is a strong focus on transport-oriented development, concentrating diverse housing supply closer to public transport to cut down congestion and carbon emissions.

As part of *ShapingSEQ*, we have set up a program of actions so we can deliver on the vision of the regional plan. These actions include infrastructure planning and delivery, koala conservation and biodiversity assessments, design guidelines, a focus on climate change adaptation, monitoring land supply and unlocking undeveloped land within the Urban Footprint. Ongoing measuring and monitoring will mean that we can track our progress against the plan set out in *ShapingSEQ*.

ShapingSEQ shows what we can achieve when the state and local governments work closely together and are guided by the community. We want South East Queensland to continue to be a great place for people to live, work and raise their families and that's what this plan is all about.



THE HONOURABLE
JACKIE TRAD MP
Deputy Premier,
Minister for Transport and
Minister for Infrastructure
and Planning

Ocean Street,
Maroochydore

A plan prepared in partnership

with thanks to members of the South East Queensland Regional Planning Committee

THE HONOURABLE JACKIE TRAD MP

Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning (Chair)

THE HONOURABLE MICHAEL DE BRENNI MP

Minister for Housing and Public Works and Minister for Sport

THE HONOURABLE KATE JONES MP

Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games

THE HONOURABLE DR ANTHONY LYNHAM MP

Minister for State Development and Minister for Natural Resources and Mines

THE HONOURABLE DR STEVEN MILES MP

Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef and Acting Minister for Main Roads, Road Safety and Ports

CR PAUL ANTONIO

Mayor, Toowoomba Regional Council

CR GREG CHRISTENSEN

Mayor, Scenic Rim Regional Council

CR MARK JAMIESON

Mayor, Sunshine Coast Council

CR GRAEME LEHMANN

Mayor, Somerset Regional Council

CR TANYA MILLIGAN

Mayor, Lockyer Valley Regional Council

CR GRAHAM QUIRK

The Right Honourable, the Lord Mayor of Brisbane

CR LUKE SMITH

Mayor, Logan City Council

CR ALLAN SUTHERLAND

Mayor, Moreton Bay Regional Council

CR TOM TATE

Mayor, City of Gold Coast

CR PAUL TULLY

Acting Mayor, Ipswich City Council

CR TONY WELLINGTON

Mayor, Noosa Shire Council

CR KAREN WILLIAMS

Mayor, Redland City Council

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The land of our first people

The Queensland Government, on behalf of the community, acknowledges the Traditional Owners of South East Queensland (SEQ), pays respect to Elders past, present and emerging, and recognises that the land, water and seascapes of the SEQ region form traditional landscapes that were spiritually and sustainably managed for thousands of years by Traditional Owners to provide the resources required for life.

Although these landscapes have changed and are now shared, Traditional Owners have an ongoing and unique connection to their ancestral lands and have responsibilities to their respective Country under their traditional law and customs. The government recognises Traditional Owners who have been granted Native Title over land and sea Country and their active role in the ongoing management of cultural resources for the important role they play in the social, spiritual and economic future of these communities.

Aboriginal and Torres Strait Islander people in South East Queensland

About 40 per cent of Queensland's Aboriginal and Torres Strait Islander population live in SEQ. This figure includes those who identify as descendants of the region's original inhabitants (Traditional Owners) and those who have moved to the region (historical and contemporary residents).

Aboriginal and Torres Strait Islander people have contributed significant amounts of time and effort into the preparation of regional plans in SEQ. *The Planning Act 2016* is the first planning legislation in Australia to explicitly acknowledge the importance of valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition.

This acknowledgement will be advanced in *ShapingSEQ* by ongoing engagement with representatives of Traditional Owners and Aboriginal and Torres Strait Islander people living in SEQ.

ShapingSEQ recognises both Traditional Owners and historical and contemporary residents as important stakeholders with differing needs and aspirations. *ShapingSEQ* aims to create sustainable communities where all members of the community have affordable and equitable access to places of wellbeing, community services, facilities, housing, education and employment.

The landscape of SEQ is traditional Country for several Traditional Owner groups (Map 1).

The Goori–Murri Nation

Traditional Owner groups of SEQ collectively identify themselves as the Goori–Murri Nation. This Nation comprises several autonomous communities (nations) that have shared and distinct languages, cultural practices, Songlines and Dreamings.

Since time immemorial, Traditional Owners have cared for Country, and Country has cared for them.

The SEQ of today is a changed place, where traditional Country is shared.

However, Traditional Owners have an ongoing and unique connection to their ancestral lands and have responsibilities to the land and sea under their traditional law and customs.

Country continues to have a role in the spiritual, social and economic future of Traditional Owners.

ShapingSEQ acknowledges this spiritual and physical connection with Country and will engage Traditional Owners in maintaining and enhancing the health of Goori–Murri Nation and the wellbeing of Traditional Owners.

Cultural landscapes overlap with many other values in the region and are recognised for a variety of reasons. For example, the Glass House Mountains are an iconic set of physical elements in SEQ and are on the National Heritage Register and also hold great meaning for Traditional Owners as part of Creation or Dreamtime Stories.

Many roads, such as Old Gympie Road, follow ancient pathways that connected the Goori–Murri Nation at times of celebration such as the Bunya Festival.

Native Title

Native Title exists in SEQ. For the latest information on determinations see www.nntt.gov.au.

Current and future Native Title determinations provide the opportunity for the Queensland Government to work with Traditional Owners to maintain and enhance the health of SEQ land and sea Country.

The plan for SEQ

ShapingSEQ is the Queensland Government's plan to guide the future of the South East Queensland region, prepared in collaboration with the region's 12 local governments. The plan draws inspiration from the community.

The need for *ShapingSEQ*

SEQ is a globally competitive, fast-growing region offering great lifestyles. Approximately 75,000 new residents are expected to call SEQ home each year as the region's population grows from 3.5 million to 5.3 million over the next 25 years. Projections indicate this will result in more than 30,000 new dwellings each year, and the creation of about one million new jobs.

The Queensland Government and key stakeholders have long recognised the need for coordinated planning across the region to manage this growth sustainably, and ensure our prosperity and liveability. This is reflected in the Regional Frameworks for Growth Management developed in the 1990s, and in the statutory regional plans released in 2005 and 2009.

Since 2009, a number of megatrends have emerged in a rapidly changing world – megatrends that will influence how we live, work and connect. *ShapingSEQ* responds to these trends and the dynamic nature of our changing region. The plan also builds on the foundations of previous regional plans to position SEQ for ongoing sustainable growth, global competitiveness and high-quality living.

SEQ and global megatrends

Key megatrends for SEQ are explained below.

Increased urbanisation

The world's population is becoming more urbanised, creating greater demand for diversity in housing, infrastructure and services. A high proportion of SEQ's population already lives in cities although predominantly in suburban locations. As the region experiences further significant growth, innovative planning and design can help deliver attractive, compatible and sustainable urban places.

Resource dependency

As worldwide demand for natural resources increases, pressure on our diminishing reserves will also continue to increase. This applies to water, agricultural land, forestry, minerals and fisheries. Long-term planning for our region can provide food security and ensure our finite resources are managed sustainably for current and future generations.

The growing spatial divide

In many of the world's cities, a spatial divide is emerging between inner, middle and outer areas. Many inner and middle areas offer high-accessibility and services, and tend to have communities with higher socio-economic profiles. Meanwhile, many outer areas have lower accessibility and services where emerging communities have lower socio-economic profiles; in effect, these outer areas experience what is called 'spatial disadvantage'.

Planning for the region can help address this issue by ensuring people have access to necessary services, local employment opportunities, housing and transport choice, irrespective of where they live.

New technology

Extraordinary technological change is transforming how people live, work, communicate and innovate. The rapid pace of technological advancement is likely to intensify, including changes such as the 'internet of things', autonomous and electric vehicles, affordable renewable energy and complete digital connectivity.

By supporting and investing in the digital economy, SEQ will be well-positioned to take advantage of these changes. To do this, we must carefully consider the implications of such changes and adopt new ways of thinking about how we work, move and live.

Health, ageing and changing preferences

Ageing populations have implications for the size of the workforce, economic growth, government revenue and services such as healthcare. Household sizes and structures are also changing, as are housing preferences for older and younger generations. Planning for the region can accommodate these changes by enabling new models of living, services and lifestyle, including inter-generational living and the ability to age in place.

Pressure on biodiversity

Around the world, valuable ecosystems are under pressure from urban expansion, agricultural clearing and the effects of climate change. As well as its intrinsic ecological values, our environment contributes economically and provides community benefits (such as clean air and water, and scenic amenity) and health benefits (such as access to nature, rural lifestyle, and outdoor sport and recreation). Our planning can protect these values and ecosystems.

The plan for SEQ

Climate change and disaster resilience

Queensland has long experienced the impacts of extreme weather including tropical cyclones, floods, heatwaves and bushfires. Climate change is expected to amplify the frequency and severity of these events. Scientists warn that Queensland will increasingly be affected by changes in temperature, rainfall, sea-level and extreme weather events. These changes will impact our communities, natural systems and key sectors of the economy. Through effective and timely planning, we can limit the adverse impacts and better manage our climate risks.

Global connectedness

The world is becoming more interconnected and the global economic focus is shifting towards Asia. Geographically, we are well-positioned to take advantage of associated opportunities that will arise. Planning for SEQ can play a fundamental role in unlocking the region's potential and creating new, globally competitive and value-adding industries and business.

Recognising Indigenous rights and interests

In addition to these global megatrends, another important driver of change relates to Indigenous peoples seeking better recognition and involvement in planning. Land use planning in SEQ can play an important role in integrating Indigenous rights, interests and aspirations by providing opportunities for Traditional Owners to be recognised and meaningfully involved.

ShapingSEQ's approach

ShapingSEQ responds to the region's projected growth, and the opportunities and challenges associated with global megatrends.

It sets the direction for sustainability, global competitiveness and high-quality living by:

- 1 identifying a long-term sustainable pattern of development which focuses more growth in existing urban areas
- 2 harnessing our regional economic strengths and clusters to compete globally
- 3 ensuring land use and infrastructure planning is integrated
- 4 valuing and protecting our natural environment, productive land, resources, landscapes and cultural heritage
- 5 promoting more choice of housing and lifestyle options
- 6 locating people and jobs closer together, and moving people and goods more efficiently and reliably
- 7 promoting vibrant, fair, healthy and affordable living and housing to meet all of the community's needs
- 8 valuing design and embracing our climate to create high-quality living environments
- 9 maximising the use of existing infrastructure and planning for smarter solutions for new infrastructure
- 10 supporting strong rural communities and economic diversification.

ShapingSEQ is all about setting up our future with the right ingredients for success:

- ▲ It defines a long-term vision for our region.
- ▲ It provides strategies to pursue the vision.
- ▲ It sets out actions to deliver the strategies.
- ▲ It commits governments and key stakeholders to see it through.



The plan for SEQ

What's new in *ShapingSEQ*?

ShapingSEQ respects its lineage to previous regional plans and is also a catalyst for change in planning for the region.

It aims to promote ongoing conversation around better and smarter region-building with 20 new initiatives:

- 1 A **50-year vision** that responds to global megatrends, supported by how we will move towards this vision over the next 25 years.
- 2 Focusing **60 per cent of new housing development in the existing urban area**.
- 3 Supporting better and more diverse housing, with a particular emphasis on promoting **'missing middle' forms of housing**.
- 4 **'Right sizing' our Urban Footprint** so land supply constraints do not place unnecessary upward pressure on housing prices.
- 5 Identifying **Regional Economic Clusters (RECs)** to support a globally competitive economy and **establishing baselines for employment planning** across the region.
- 6 Valuing and protecting our greatest assets – **our regional landscapes and natural systems that sustain us** – including **regional biodiversity corridors**.
- 7 Greater acknowledgement of **Aboriginal and Torres Strait Islander peoples'** connection to the land and seascapes of SEQ, and a **commitment to ongoing engagement**.
- 8 **Prioritising public and active transport** to move people around the region in a healthier, more efficient and sustainable way.
- 9 Identifying **region-shaping infrastructure**, including freight, to increase accessibility and productivity.
- 10 **'Sweating our assets'** by making more efficient use of existing infrastructure.
- 11 Thinking ahead about **digital infrastructure and new technology**.
- 12 **Ensuring mutually supportive roles for both urban and rural areas**, so they work together to allow our region to reach its full potential.
- 13 Mapping and protecting **inter-urban breaks** to support a range of values and so our major urban areas retain their identities.
- 14 Reinforcing **the importance of fairness** so we all have choices in our housing, transport and employment.
- 15 Changing the focus to **affordable living**, rather than just the cost of housing, to support more balanced and sustainable communities.
- 16 **Valuing the role of design and place-making** in creating better buildings and more memorable and liveable places.
- 17 Using **sub-regional directions** in recognising that the economy, housing markets and transport networks operate differently in different areas of SEQ.
- 18 Introducing **'measures that matter'**, to monitor the plan's performance over time.
- 19 A whole new approach and energy to how we **monitor land supply and development** activity to help implement this plan.
- 20 A new **focus on delivery** actions to make our vision a reality!



The plan for SEQ

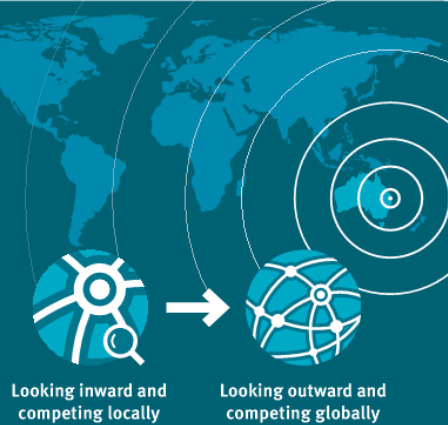
Working together and thinking globally

SEQ's ongoing success will be based on global thinking, and new ways of becoming more active and visible in the global community.

The best outcomes will be achieved if all levels of government **think and act as one** to identify and capitalise on the strengths and advantages offered in all corners of SEQ and beyond.

By working together to grow the regional economy, the whole region will benefit from a greater share of prosperity.

This approach will ensure SEQ's strengths and advantages are realised more fully, and challenges met more effectively, to improve our lifestyle, economy and biodiversity into the future.



How *ShapingSEQ* will succeed



The plan for SEQ

A plan for the community – prepared with the community

ShapingSEQ has benefited from significant community engagement designed to provide for a wide range of community input. This included workshops with Traditional Owners, talk-to-a-planner sessions, international thought-leader presentations, independent surveys, stakeholder workshops, a youth summit, and many other initiatives.

More than 3300 individual submissions were received during the statutory consultation period on the draft *ShapingSEQ*. All submissions were individually reviewed and considered ahead of finalising the plan.

The *ShapingSEQ 2017 Consultation Report* provides details of the engagement activities used to inform both the draft and final plans, and the matters raised in submissions. It also includes results from surveys of SEQ residents, including the younger generation.



ShapingSEQ
community
conversations
launch, Brisbane



ShapingSEQ
Youth Summit,
Brisbane



The Precinct, Brisbane

The plan for SEQ

Effect

ShapingSEQ is the statutory regional plan for the SEQ region.

ShapingSEQ replaces the *South East Queensland Regional Plan 2009–2031*, and is the region’s pre-eminent strategic land use plan made under the *Sustainable Planning Act 2009*, and given effect by the *Planning Act 2016*.

It was given effect on and from the day the making of the plan was published in the Government Gazette.

ShapingSEQ is a state planning instrument providing a framework to manage growth, change, land use and development in SEQ.

It does this by reflecting state policy and informing a range of other more detailed local planning instruments responsible for delivering good land use outcomes (Figure 1).

ShapingSEQ sits within Queensland’s planning framework and informs:

- ▲ the making and amending of local government planning schemes
- ▲ infrastructure planning, prioritisation and funding decisions made by state and local government, and other infrastructure agencies
- ▲ other plans and programs, including non-statutory processes, that may influence change and growth management in SEQ, including natural resource management
- ▲ the assessment of certain development applications made under the *Planning Act 2016*
- ▲ the assessment of certain types of resource activities or regulated activities as defined under the *Regional Planning Interests Act 2014*.

ShapingSEQ advances a range of state interests defined in the State Planning Policy (SPP) by providing a spatial context, defining key outcomes, and establishing planning strategies and directions to achieve these outcomes in response to SEQ’s unique values, drivers, expectations, projections and constraints.

The Planning Regulation 2017 contains SEQ regulatory provisions to ensure that particular forms of development in SEQ are consistent with *ShapingSEQ* policy.

For further information about *ShapingSEQ* and the SEQ regulatory provisions, including how they relate to, and are supported by, other plans and programs such as the SPP and local government planning schemes, refer to Chapter 4.

The department has prepared background papers for each of *ShapingSEQ*’s five themes and may prepare technical notes, guidelines and factsheets as required to provide further detail on some aspects.

The department’s [interactive mapping system](#) shows aspects of *ShapingSEQ*’s spatial information.

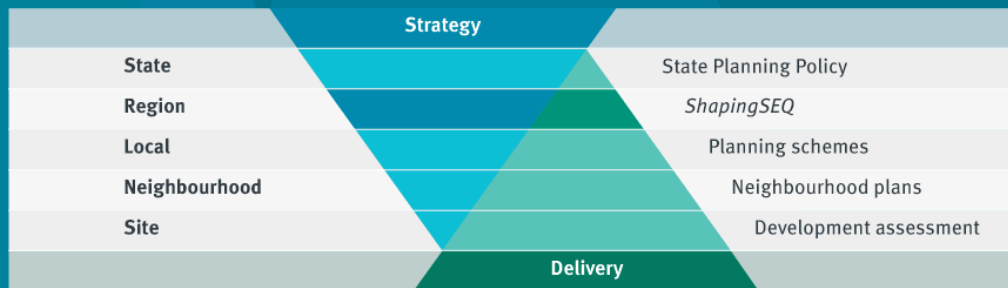


Figure 1: Strategy to guide the delivery of outcomes



Brisbane City,
Brisbane

CHAPTER 1

SEQ today

‘SEQ is home to around 3.5 million people and is one of Australia’s most desirable and fastest growing regions.’

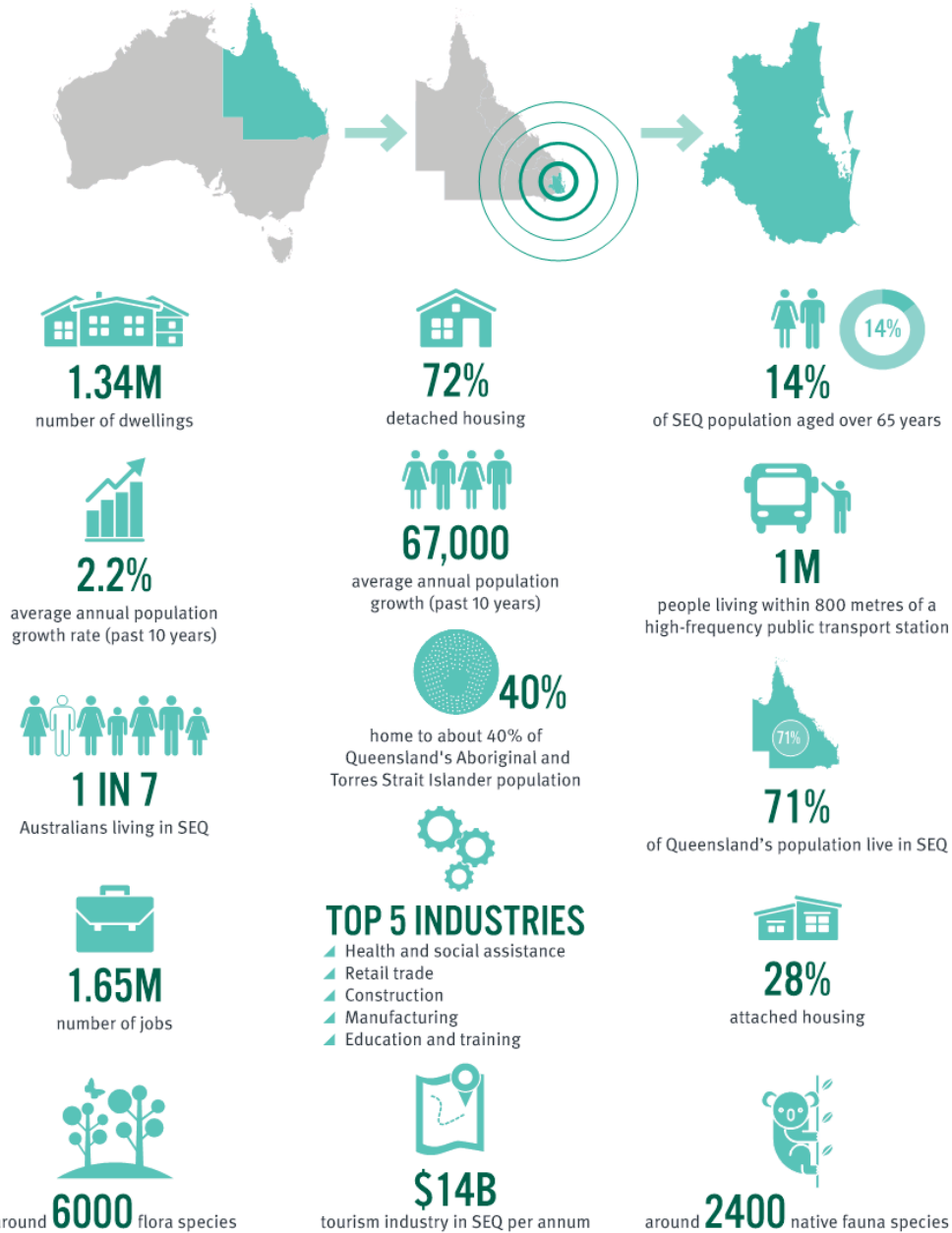
CHAPTER 1

SEQ today

Our region

SEQ is Australia's third-largest capital city region by population and home to around 3.5 million people.

Covering 22,900 km², SEQ's 12 local government areas (Figure 2) provide various lifestyle options, diverse economies and healthy natural environments. Collectively, they form one of Australia's most desirable and fastest-growing regions.



Source: Estimates derived for ShapingSEQ from various Queensland Government and ABS sources (most recent data available as at July 2017).

SEQ today

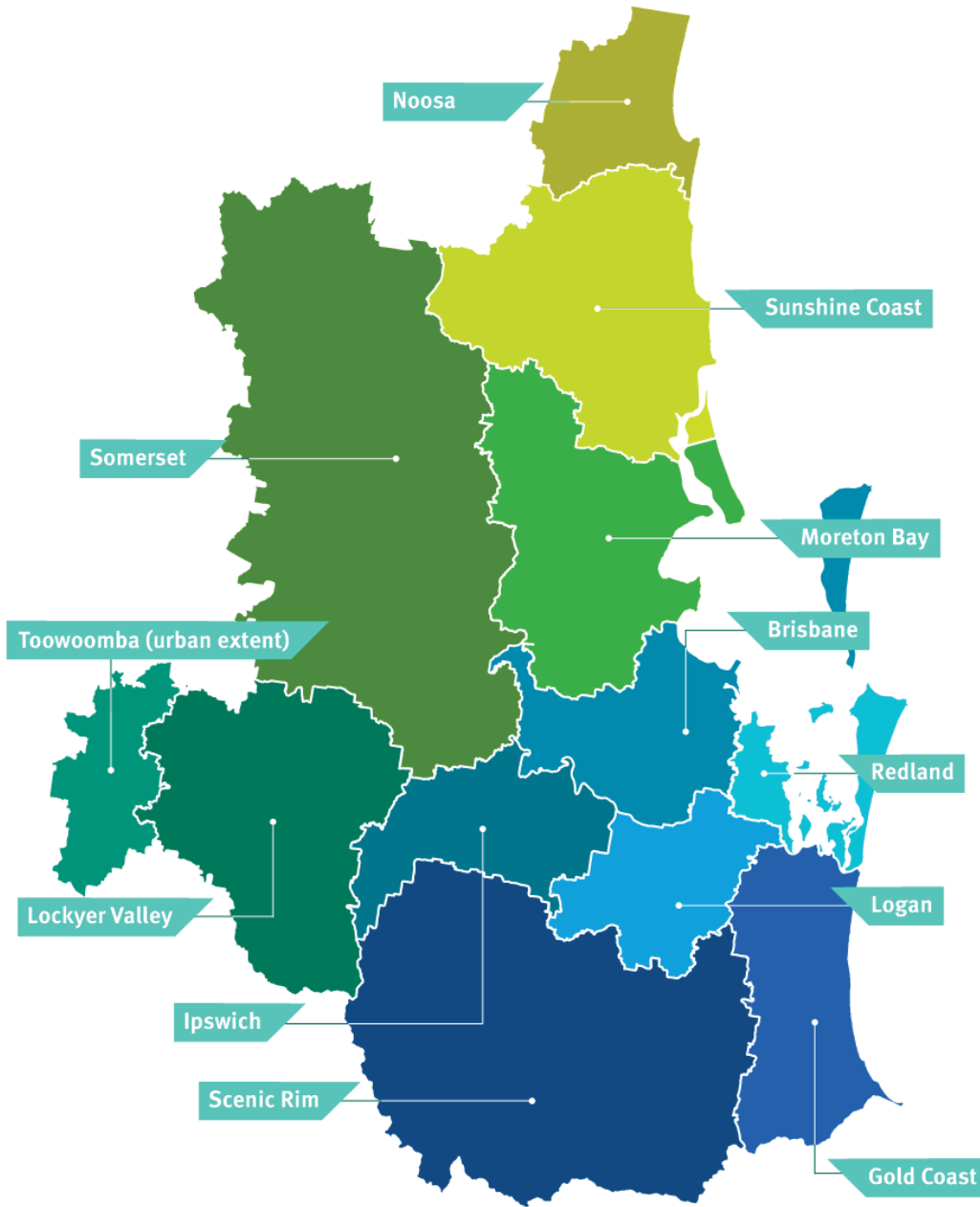


Figure 2: The local government areas of SEQ

ShapingSEQ August 2017

CHAPTER 1 SEQ today

A history of growth and change

Over the past 70 years, SEQ has experienced significant growth and change. The urbanised areas of our region in 1946 are shown below:



As more people lived further from services and employment, the region became heavily reliant on private vehicle travel. The infrastructure needed to support this development became a challenge for state and local governments.

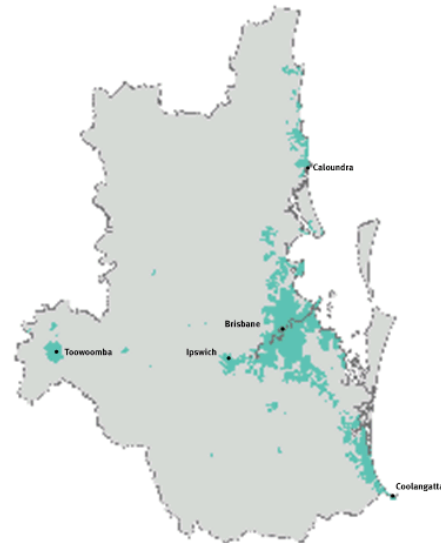
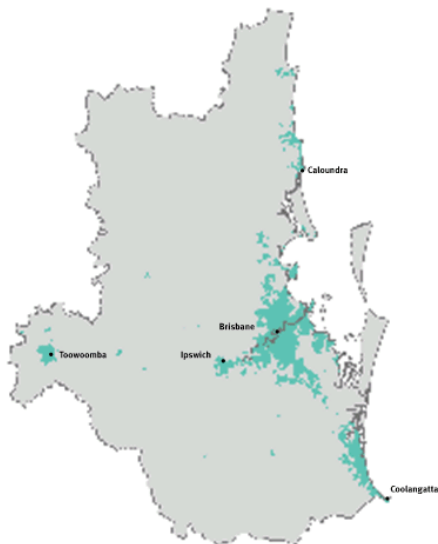
From about 1990, more people sought urban lifestyles as urban renewal and wider development transformed Brisbane City and coastal locations near major centres.

Until 1990, management of development in the region was largely the responsibility of local governments. Regional planning for SEQ began in 1990 after it was recognised that a coordinated, regional approach was necessary; this regional approach became statutory in 2004.

The focus of regional planning in SEQ has been on changing the balance between outward expansion and urban consolidation to support more efficient use of existing infrastructure, better access to employment, services and a wider range of lifestyles, and reducing impacts on natural systems and assets.

The urbanised areas of the region today are shown below.

In 1965, SEQ's population was approaching one million. As suburban and coastal living became more popular, low density development expanded into farming land and natural habitat. By 1995, the urbanised areas of SEQ looked like this:



ShapingSEQ continues the regional planning approach for better management of our region as it grows.

SEQ today

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SEQ today: positioned for ongoing success

SEQ has many strengths that position it for ongoing success as a prosperous, liveable and sustainable region. It attracts people from around the world because of its climate, liveability, economic opportunities, quality education, natural assets and affordable living.

Queensland's economic powerhouse

SEQ is the state's capital city region. It is a high-performing regional economy, generating almost two-thirds of the state's gross product. It supports more than 80 per cent of the state's employment in professional, scientific and technical services; financial and insurance services; and the information, media and telecommunication sectors.

SEQ is a major exporter of services including tourism, education and professional services. It contains world-class knowledge and technology precincts linked to high-quality research and development facilities, training and education institutions, and organisations that specialise in commercialising innovation.

It is home to many of Queensland's key health, education and research clusters, and nine world-class universities supporting more than 100,000 international students.

SEQ is also one of Australia's premium food bowls generating \$1.16 billion annually. With fertile land, successful productive industries, and freight and air access to domestic and global markets, SEQ's rural lands are a long-term strategic asset.

Underpinning these strengths is an appetite for innovation shared by government, industry, community groups, entrepreneurs and start-ups, with a strong uptake of programs and initiatives under the Queensland Government's Advance Queensland strategy.

SEQ has strong relationships with surrounding regions and – through its export orientation, liveability, biodiversity corridors and transport networks – the rest of Australia and the world.

Australia's eastern global gateway

SEQ contains Australia's largest, northernmost capital city port closest to major markets in Asia and elsewhere, and is likely to become the largest container port in the country. The region also has four airports, one servicing each of SEQ's four sub-regions, which each have international connections. Significant expansion is now underway, including a second runway for Brisbane Airport.

Connecting these ports is an extensive freight network of major interstate rail and road connections. Planned multibillion dollar investment in upgrades and new infrastructure, such as the Melbourne to Brisbane Inland Rail and Toowoomba Second Range Crossing, will reinforce SEQ as the apex of Australia's strategic freight network.

These are significant economic assets that provide unrivalled access to a growing global market for our goods and services, in traditionally strong areas such as agriculture and tourism, and emerging sectors such as knowledge and service-based activities. This presents significant opportunities for our regional economy.

The region's direct access to high-speed information can also be improved with the potential for an international submarine cable connecting SEQ directly to the world. This would provide new opportunities to compete nationally and internationally for more high-value, technology dependent enterprises including the globally competitive finance and banking sectors.



ShapingSEQ August 2017

CHAPTER 1

SEQ today

Unique natural systems

SEQ is one of the most biodiverse regions in the world.

Access to such a varied natural environment in close proximity to major urban areas is highly valued by SEQ residents, and is a key attractor for domestic and international tourism.

The region’s significant features include the Gondwana Rainforests of the Australia World Heritage Area, the Glass House Mountains National Park (listed as a National Heritage Area), world-class beaches and the Moreton Bay Marine Park, which includes a Ramsar wetland site of international significance.

SEQ’s natural environment sustains a diverse ecosystem, holds cultural value and performs a variety of functions unable to be replicated by humans. It provides habitat for fauna, and clean air and drinking water, as well as other social and economic benefits. The region’s natural systems provide the foundation for SEQ’s future sustainability, prosperity and liveability.

A great climate

SEQ’s largely sub-tropical climate provides lifestyle and economic advantages by allowing residents and visitors to enjoy year-round outdoor living. The temperate climate of the western ranges offers a lifestyle with four distinct seasons.

A connected region with capacity to grow

SEQ has an extensive heavy rail network and world-class busways. While substantial investment in upgraded and new infrastructure will be needed to service the region’s growth, the established mass transit and freight network already connecting SEQ’s large urban areas provides an opportunity for consolidating urban growth in a way that supports economic productivity.

Embracing smarter solutions, new technology and new ways of using spare capacity within infrastructure networks will be key to successfully addressing future infrastructure and land supply challenges.

Vibrant communities

SEQ has strong communities varying in identity, socio-economic composition and demographics, which have proved to be increasingly resilient to change and challenge.

Cohesive communities are the lifeblood of a region. In SEQ, their diversity and character is a strength that has – and undoubtedly will continue to – underpin the sustainability and ultimate success of the region.



Natural landscape, Somerset

SEQ today

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Regional relationships

SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett, the Tweed Coast and northern New South Wales (Figure 3).

These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's continued population growth and diversified employment market.

Maintaining and enhancing extensive infrastructure networks that connect these regions will support mutual social and economic benefits by providing access to employment and recreation. They will also enable the efficient movement of commodities, services and skills.



Figure 3: Inter-regional relationships

DARLING DOWNS

- ▲ High-quality agricultural production with access to growing global food markets.
- ▲ Diverse and abundant natural resources including renewable energy, coal, natural gas, petroleum for international and domestic consumption, and power generation.
- ▲ Strategic highways and railway lines connecting SEQ to Southern Downs and western Queensland, and connecting Darling Downs and the Surat Basin to the nation and the world through the Australia TradeCoast.
- ▲ The Great Dividing Range forming the top of the watershed for river systems that feed the Ramsar listed Moreton Bay and the Condamine catchment at the headwaters of the Murray-Darling Basin.



WIDE BAY BURNETT

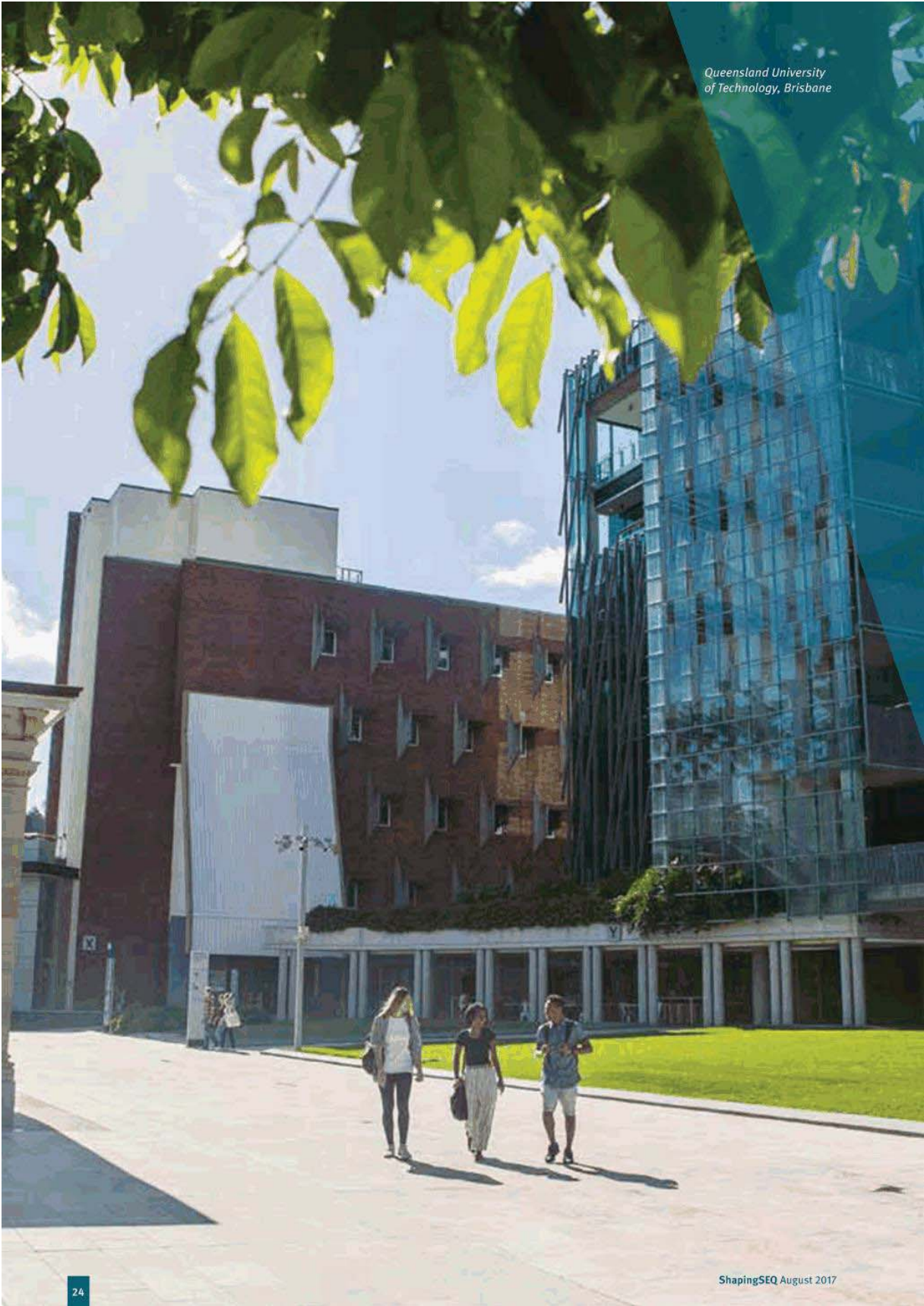
- ▲ Productive rural landscapes and natural resources framing coastal communities.
- ▲ A central location to the Port of Gladstone, Australia TradeCoast and Surat Basin.
- ▲ Attractive tourism opportunities and a source of labour for growth in resource development in the Surat Basin and Central Queensland.
- ▲ The Great Sandy Region containing the Ramsar listed Great Sandy Strait Wetland of international significance as a part of the Cooloola Coast north of Noosa. The Mary Valley catchment that flows into the southern end of the Great Barrier Reef.



NORTHERN NEW SOUTH WALES

- ▲ Coastal and inland interstate connections facilitating a strong tourism network between the south-eastern coast of Queensland and northern New South Wales.
- ▲ Local agricultural production with access to SEQ markets.
- ▲ Hinterland and coastal lifestyle opportunities with access to SEQ markets and world-class environmental reserves.
- ▲ The Border Ranges Biodiversity Hotspot (as part of the Gondwana Rainforests of the Australia World Heritage Area) supporting plant and animal species found nowhere else in the world and the important tourism industry that benefits from this regionally-significant open space and scenic amenity.





CHAPTER 2
Our future SEQ

‘SEQ will be a world leading model of subtropical living.’

Our future SEQ

Successful regional plans have a long-term vision that responds to megatrends and new information while reflecting community values.

ShapingSEQ's 50-year vision has been prepared jointly by the state and local governments, and informed by wide-ranging consultation.

It sets out our aspirations for SEQ in 2067 and informs what actions we need to take today to make our vision a reality.

Constant growth supports SEQ's prosperity but also raises many challenges in the years ahead. Our 50-year vision positions the region to meet these challenges by supporting positive growth, mitigating and managing negative impacts, and protecting key values.

Leading the way

In 50 years, SEQ's elected state and local government leaders will have built on a long legacy of collaborative planning to deliver *ShapingSEQ's* vision. These leaders will continue their advocacy and mission to ensure a prosperous, sustainable and liveable region.

This leadership will be focused on sustainable growth, financial responsibility, and positive change that benefits the regional community and economy, while protecting SEQ's core values.

The strong collaboration demonstrated in SEQ is the envy of regions across Australia as it builds confidence amongst our residents and industries, and attracts investment and interest in our cities.

Strong leadership will have paved the way for SEQ to become the nation's most successful region. This leadership – which initiated an SEQ City Deal across three levels of government – has enabled consistent prioritisation and delivery of SEQ's world-class infrastructure and investment in export-oriented economic activity.

Our 50-year vision

In 50 years, SEQ will be recognised globally as a unique subtropical region where people love to live, learn, work, invest and visit.

Residents of SEQ, including our children and grandchildren, will enjoy a wide range of choices in their lifestyles, housing and jobs, and how they get around. This will make SEQ a leading model of subtropical, climate resilient living where choice allows everyone to lead productive and fulfilling lives.

Our global reputation will be built on our enviable climate; exceptional natural assets and biodiversity; our strong and diversified economy; the quality of our buildings, places and events; our public transport system; and the many choices that our region offers.

It will be recognised for its ability to consistently harness innovation and for its progressive society which celebrates Indigenous and modern culture, as well as social achievements.

SEQ will be Australia's eastern gateway to international markets. Globally visible and competitive, SEQ will grow its export share of the economy to create new activity and skills. More jobs will be located throughout the region with better and healthier options for accessing them.

Lifestyle and housing choices will be available to people of all ages and ability. Such choices will capitalise on our climate and environment, and shape the quality, affordability, design and renewal of our communities and places. A wide range of services, including health and education, will be readily available to all.

SEQ will be a smart region that embraces real-time data, new digital and other advanced technologies to improve our quality of life and reduce our ecological footprint.

SEQ will grow sustainably, compete globally and offer high-quality living.

Our future SEQ

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The five themes of the vision

Five key themes underpin our 50-year vision: Grow, Prosper, Connect, Sustain and Live. They provide further dimension and greater clarity about what we are seeking to achieve in SEQ. These five themes are woven through all aspects of the plan (Figure 4).

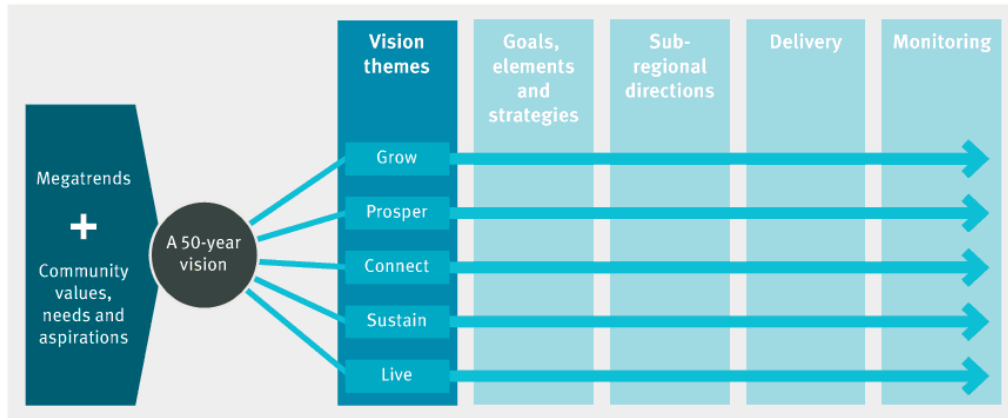


Figure 4: The five themes of the 50-year vision



CHAPTER 2

Our future SEQ

THEME 1 – GROW

Retaining identity
and liveabilityMore complete
communitiesMeeting changing
lifestyle needs

Sustainably accommodating a growing population

In 50 years, SEQ will have sustainably and responsibly accommodated a growing regional population which could more than double from 3.5 million people today.

The majority of all new growth will be accommodated in the existing urban area.

This growth will be largely in vibrant, green and highly accessible cities populating four large inter-connected urban areas. This urban landscape will sit within a diverse, attractive and productive rural hinterland.

The growth of these urban areas will be delivered by well-designed higher densities focused in and around SEQ's employment areas and along reliable high-frequency public transport corridors that connect them.

SEQ's centre will be a major metropolitan area centred on Brisbane – Australia's Newest World City – and the adjoining Logan, Moreton Bay and Redland municipalities. This will be anchored by the Capital City Regional Economic Cluster – a world-leading, inner-city area renowned for its productivity, liveability and a focus of community life.

Major cities will be located on the Gold Coast and Sunshine Coast along our great coastline, and inland, at Ipswich. Toowoomba, a major gateway city situated on the crest of the Great Dividing Range, will connect SEQ with the west and provide a temperate climate alternative in the region.

Framing these cities will be our magnificent rural and natural areas, including Noosa, Lockyer, Somerset and Scenic Rim, which contain prosperous and attractive towns and villages.

These areas will be vital to the success of our region, as they contain our food bowl, major biodiversity and conservation areas, regional landscapes, waterways and beaches, natural resources, and tourism and recreation opportunities.

SEQ will embrace the diverse communities that define our region. Growth will be directed to reinforcing the identities that we value and which make SEQ an attractive region to live in.

The region's centres will be diverse and creative focal points that support residential densities and a mix of economic and cultural activities; this will reinforce their traditional role as focal points for community gathering, commerce and significant local employment.

Traditional character housing, and detached housing forms are still prominent in the region's older areas. These suburban landscapes will have transformed more gently over time to provide a greater mix of compatible, well-designed urban densities.

Newer suburbs will have been planned and designed to support enjoyable walking, biking and public transport options; mixed and integrated land uses; housing diversity; a high level of connectivity; natural features and functions; and authentic place-making.

SEQ's urban form will provide for the region's evolving needs and preferences. As its population grows and its makeup changes, we will offer more housing, location and lifestyle choices for home buyers and renters, people with special needs and older people seeking different housing in their own neighbourhoods.

THEME 2 – PROSPER



A globally competitive economy



A focus on export-oriented industries



Supporting economically productive areas

A globally competitive economic powerhouse

In 50 years, SEQ will be a globally competitive region – an innovative, economic powerhouse and a region of opportunity for all, with close to a million new jobs by 2041 and many more beyond.

By working together, SEQ will have a competitive edge that ensures it is a magnet for trade, investment and sustainable growth. It will attract investment and high-value economic activities that flow from its strong regional growth. This will be underpinned by sustainable management of the region’s diverse natural assets and resources, and a focus on high-quality design and place-making.

Our competitive advantages will be built on:

- ▲ major economic areas, including our capital city centre and Regional Economic Clusters that will be connected and supported so people can choose to work in attractive employment precincts throughout the region
- ▲ our economic advantages in key export-oriented industries including knowledge, education and creative industries; food production and agribusiness; energy and resources; tourism; and high-value manufacturing
- ▲ our position as Australia’s eastern global gateway to Asia and beyond, facilitated by our port, airports and freight networks
- ▲ the continuing role of SEQ’s centres, knowledge and technology precincts, and other major industry and enterprise areas, with collective outputs far greater than once envisioned
- ▲ our investment and reputation in health, science, education and training that has created a highly skilled workforce which is a major advantage for our economy, and attracts people who want to learn and prosper in SEQ.

The range and distribution of these employment opportunities, and our urban form, will provide more choices in finding fulfilling jobs in our communities and support the ‘30 minute city’ concept in the Australian Government’s *Smart Cities Plan*. This will allow us to provide more local employment opportunities and adapt to the changing nature of work as new technologies and the sharing economy become widespread.

SEQ’s agricultural land – some of the most fertile in the world – is coveted as an important global resource that contributes economically and supports SEQ’s reputation as an exporter of the highest quality food and agricultural produce.

SEQ will continually deliver new ways to promote its competitive advantages, positioning itself as a global destination for trade, investment and tourism and creating strong ties with its interstate and international partners.

CHAPTER 2

Our future SEQ

THEME 3 – CONNECT



Best transport plan needs a great land use plan



Prioritise active and public transport



Planning for freight

Moving people, products and information efficiently

In 50 years, SEQ will be connected by world-class infrastructure that enables the efficient movement of people, products and information. SEQ will use its existing infrastructure networks and embrace innovative new infrastructure solutions to increase the region’s productivity and efficiency, while minimising its environmental footprint and maximising community amenity.

To better move people and goods, we will take advantage of new technologies. Our urban form and strategic transport system will provide connected lifestyles in more complete communities that support economic growth areas and give people better choices for travelling to work and connecting to the world. Our public transport system will mature to rival those of the best modern cities in the world.

A ‘business as usual’ approach to transport will not get us to this future. Our improved approach will prioritise transport infrastructure and associated land use changes that will significantly increase the share of trips made by walking, cycling and public transport.

Every trip made on public and active transport is a win for everyone, as it shifts people towards healthier, more efficient and sustainable choices, and leaves room on our roads for freight, business and other trips.

Our key freight corridors, intermodal precincts and world-class air and sea ports will connect our industries to export opportunities, support inbound investment and underpin our competitiveness and productivity.

SEQ’s digital infrastructure will provide the fastest online connections of any Australian metropolitan region. This will give residents and businesses unparalleled access to big data, technical innovation and global markets, and provide more choice in how we live, work and connect.

Our communities will have secure, high-quality food and water supplies as key elements of the region’s sustainability, and will maximise technological advances in energy production, including renewable production and battery storage.

As one of the world’s leading smart regions, SEQ will continue to be a pioneer in the adoption of cutting edge technology and infrastructure, and the mechanisms to fund, prioritise and strengthen these connections to meet the region’s long-term needs.

Our future SEQ

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THEME 4 – SUSTAIN



Nurturing the natural systems that sustain us



Strong, safe and sustainable communities



Affordable living

Promoting ecological and social sustainability

In 50 years, we will value and protect our greatest assets – our natural systems – which are fundamental to SEQ’s unique character, heritage and liveability. These systems sustain urban and rural communities, and provide agricultural, tourism and recreation opportunities.

SEQ’s catchments will be the best managed in the world, resilient to climatic events and able to minimise economic and social costs to the community. SEQ’s rivers, beaches, and waterways will continue to support growth and maintain the quality of life for which the region is renowned. Moreton Bay (Quandamooka) will be a healthy Ramsar wetland of international significance, and the cultural, environmental, economic and recreational value of the bay and islands will be an important component of SEQ’s way of life.

The biodiversity and quality of our regional landscapes, national parks, open spaces, waterways and beaches will continue to positively differentiate our region and support sustainability and community health.

SEQ’s koala population, and the habitat which supports this iconic species, has been sustained through innovative protection of habitat and management of threats across the region’s landscapes. Residents and visitors will enjoy the sight of koalas across the region.

SEQ will have reduced greenhouse gas emissions and be more resilient to the projected effects of climate change. SEQ will be carbon neutral and have zero net waste, and the region’s food, water and energy supply systems will be flexible, reliable and secure.

The region’s inter-urban breaks will help protect many of these values and ensure our major urban areas retain their separate identities. Our urban form of more complete, connected communities will help protect our most productive land, and valued natural assets and landscapes, from negative impacts.

SEQ’s communities will be strong, safe, fair, healthy, sustainable and resilient to natural hazards. They will offer a range of affordable living options across the whole region so people can find the right housing in the right places with access to employment and outstanding places and services.

The cultural resources and traditional knowledge of Aboriginal and Torres Strait Islander peoples that exist on land, and in water courses and over sea Country will be acknowledged, valued, protected and promoted for their ongoing role in the social and economic fabric of the region. Traditional Owner’s connection to SEQ Country will be widely recognised. Traditional Owners will be fully engaged and involved in cultural resource management decision-making processes and actions on and about land and sea Country.

THEME 5 – LIVE



Great subtropical places



Good design adds value



A region of great places

Living in better designed communities

In 50 years, SEQ will be recognised internationally as a highly liveable region offering a wide range of great subtropical places for people to live, work and play. Its great design will underpin the success of our cities, towns and villages right through to the quality of our streets, buildings and public spaces. SEQ’s communities will benefit from great design across the region that will support improved health and wellbeing and increased quality of life.

SEQ will be a great region made up of active, safe and accessible places that bring people together and support events and our changing economy. We will protect and enhance the value of our public places. Our design focus will deliver signature places that draw visitors and residents alike, reinforce local and regional identity and create civic pride in our cities, towns, villages and neighbourhoods across rural, coastal and urban settings.

It’s about inspiring the creation of places that celebrate the varied climate, cultures and characteristics of SEQ.



*Small business owner,
North Stradbroke Island
(Minjerrabah), Redlands*

CHAPTER 3

The next 25 years

‘By 2041, SEQ is expected to be home to nearly 1.9 million extra people.’

CHAPTER 3 *The next 25 years*

Making our vision a reality

ShapingSEQ's vision provides a 50-year outlook for SEQ, a time when the region's population may have grown to about seven million or more.

To achieve this vision, we need to make conscious decisions about the future of our region rather than maintain a 'business as usual' approach.

The remainder of *ShapingSEQ* – in particular, this chapter – charts a course that reflects these decisions to help us move towards the vision and sustainably accommodate a population of approximately 5.3 million people, which is expected in about 25 years (Figure 5).

SEQ's settlement to cater for this population is depicted in Figure 6.

Accommodating 5.3 million people

The planning framework outlined in this chapter sets the direction for how we sustainably manage and accommodate around an additional 1.9 million people on our way to achieving our 50-year vision for SEQ.

This chapter is divided into three parts:

- ▲ **Part A: Goals, elements and strategies (page 36)**
- ▲ **Part B: The regional growth pattern (page 98)**
- ▲ **Part C: Sub-regional directions (page 104).**

Each part will play an integral role in planning and decision-making under *ShapingSEQ*.

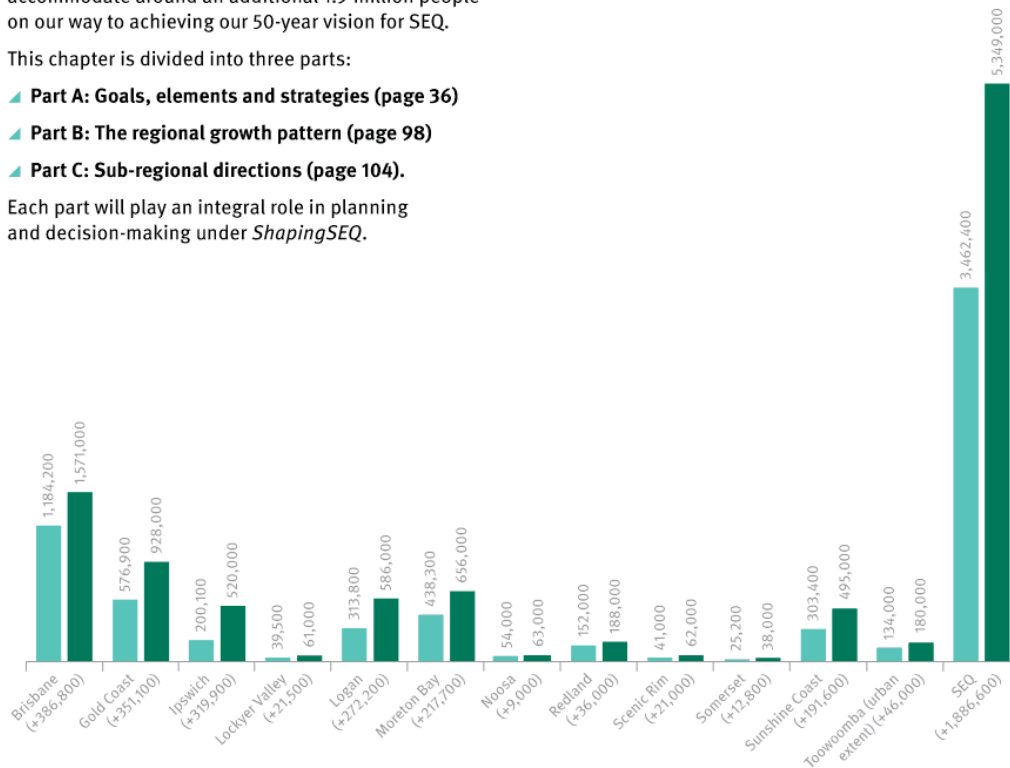


Figure 5: SEQ's current and projected population

[^] Australian Bureau of Statistics, *Regional Population Growth, Australia (July 2017)*
^{*} SEQ total is Queensland Government population projection 2015 edition (medium series); growth distribution by local government area based on *ShapingSEQ* policy

SEQ's current and projected population
 ■ 2016 (estimated resident population[^])
 ■ 2041 (based on medium series projections*)

The next 25 years

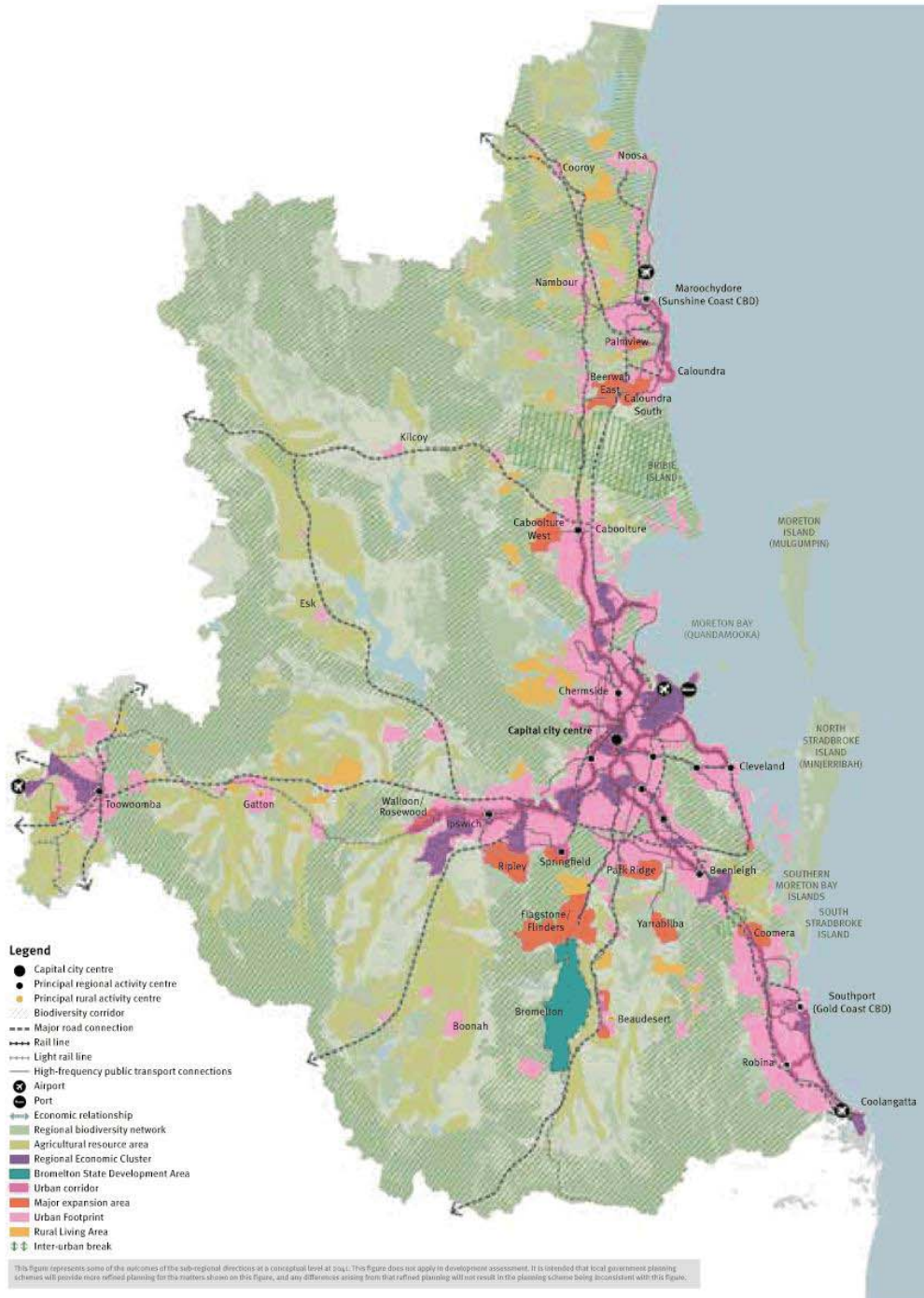


Figure 6: SEQ at 2041 – catering for a population of 5.3 million

ShapingSEQ August 2017

CHAPTER 3

The next 25 years

North Stradbroke Island
(Minjerrabah), Redlands

PART A:**Goals, elements and strategies**

The goals, elements and strategies are the central part of *ShapingSEQ's* policy framework that focuses on the next 25 years. Achieving these goals will help us shape the region to deliver the 50-year vision for SEQ.

There are five goals, which align with the five themes discussed in Chapter 2: Grow, Prosper, Connect, Sustain and Live.

The five **goals** are the strategic outcomes sought to pursue the 50-year vision for SEQ.

Each goal is supported by several **elements** which provide more specific outcomes to achieve the goal.





The **strategies** define actions to achieve these elements.

Where appropriate, these have been expressed spatially on a sub-regional basis in Part C of this chapter to provide further clarity and direction.

The goals, elements, strategies, and sub-regional directions, will be implemented through local government planning schemes, and where appropriate, in other plans and programs.

See *Chapter 4: Delivery*, for further detail on how these will be implemented, including the extent to which they interact with local plan-making and development assessment.

The next 25 years

Chapter 1		
<p>Goal 1: Grow</p> <p>Sustainably accommodating a growing population</p> <p><i>Page 38</i></p>	<ol style="list-style-type: none"> 1 Efficient land use 2 Focusing residential density 3 New communities 4 Housing diversity 5 Growing rural towns and villages 	
Chapter 2		
<p>Goal 2: Prosper</p> <p>A globally competitive economic powerhouse</p> <p><i>Page 50</i></p>	<ol style="list-style-type: none"> 1 High-performing outward-focused economy 2 Regional Economic Clusters 3 Regional activity centres network 4 Knowledge and technology precincts 5 Major enterprise and industrial areas 6 Tourism 7 Special uses 8 Rural prosperity 	
Chapter 3		
A		
B		
C		
Grow		
Prosper		
<p>Goal 3: Connect</p> <p>Moving people, products and information efficiently</p> <p><i>Page 66</i></p>	<ol style="list-style-type: none"> 1 An efficient movement system 2 Active transport 3 Integrated planning 4 Prioritised infrastructure investment 5 Regional infrastructure networks 6 Digital infrastructure 	
Connect		
Sustain		
<p>Goal 4: Sustain</p> <p>Promoting ecological and social sustainability</p> <p><i>Page 80</i></p>	<ol style="list-style-type: none"> 1 Aboriginal and Torres Strait Islander people 2 Biodiversity 3 Koala conservation 4 Regional landscapes 5 Water sensitive communities 6 Natural economic resources 7 Health and wellbeing 8 Fairness 9 Climate change 10 Safety 11 Affordable living 	
Live		
Chapter 4		
Chapter 5		
<p>Goal 5: Live</p> <p>Living in better designed communities</p> <p><i>Page 92</i></p>	<ol style="list-style-type: none"> 1 Valuing good design 2 Working with the weather 3 Inspiration from local character 4 Working with natural systems 5 Creating legible and connected streets and spaces 6 Embedding opportunities for adaptation and change 7 The power of place-making 	
Chapter 6		

The next 25 years

Responding to global megatrends about increased urbanisation, the growing spatial divide, and health, ageing and changing preferences.

GOAL 1: GROW

SEQ has a consolidated urban structure of well-planned and more complete communities.

There is housing choice and sufficient land to accommodate the projected population and employment growth in an affordable and sustainable way to meet the community's changing lifestyle needs.

Context

SEQ is the third-largest capital city region in Australia with a historically dispersed, low-density settlement pattern. Our decisions about where and how we accommodate more people in the region will significantly affect our quality of life, environment, social sustainability and infrastructure systems.

Accommodating people closer to services, existing infrastructure and employment, reduces the need for significant new infrastructure, and provides many social and economic benefits.

Since 2001, SEQ's population has grown from 2.4 to 3.5 million people. Over roughly the next 25 years, SEQ's population is expected to be 5.3 million. This growth will require more than 30,000 new dwellings each year, as well as more transport, jobs and services.

The Grow goal addresses two important issues for the region:

- 1 Providing adequate land supply for projected population and employment growth over the next 25 years.
- 2 Identifying where and how to provide housing.

It's all about matching housing location with a more sustainable urban form, and encouraging housing diversity that supports our changing lifestyles, demographics and housing preferences.

ShapingSEQ plans for 60 per cent of all new dwellings to be accommodated in the region's existing urban area.

To minimise the risk of land supply constraints placing upward pressure on housing prices, *ShapingSEQ* has also added 19,980 hectares* of Urban Footprint since the last regional plan in 2009.

For further information, see *ShapingSEQ Background paper 1: Grow*.

* Includes Greater Flagstone and Yarrabilba Priority Development Areas, Caboolture West, Flinders and Southern Redland Bay.



The next 25 years

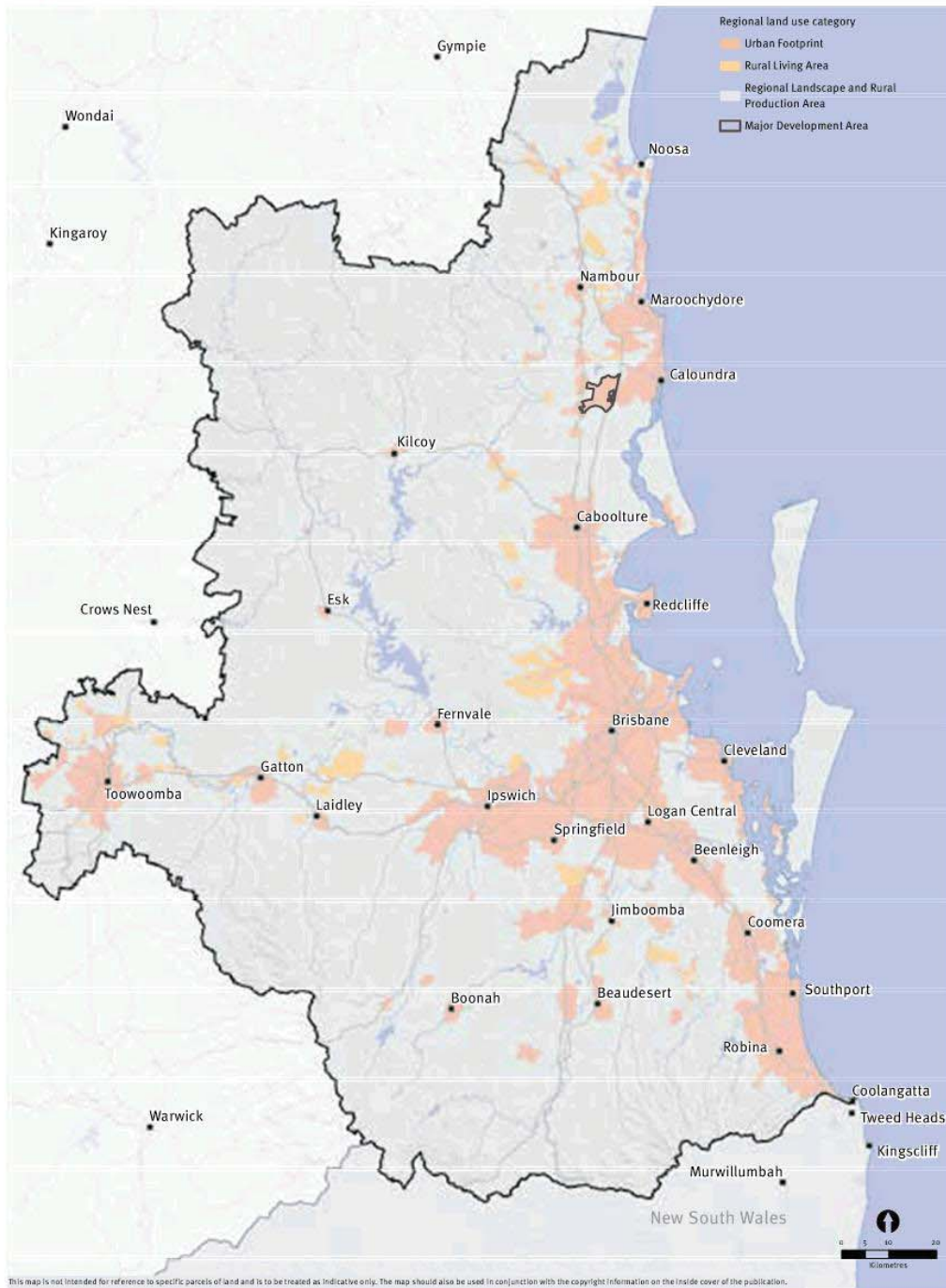
Elements and strategies

<p>Element 1: Efficient land use</p> <p>Urban development uses land and infrastructure efficiently.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Accommodate the region's urban growth needs in the Urban Footprint in an efficient manner (Map 2). 2 Plan for and accommodate the <i>consolidation</i> dwelling supply benchmarks (Figure 7), and an adequate supply in the interim (Figure 10) through new development in the existing urban area (including redevelopment), with a focus on corridors and centres. 3 Prioritise the investigation, planning and delivery of urban development in suitable locations within the Urban Footprint that are underutilised. 4 Focus urban redevelopment in locations with spare capacity in the infrastructure networks or where existing networks can be cost-effectively augmented. 5 Accommodate new rural residential development only in the Rural Living Area, or in the Urban Footprint where land is unsuitable for urban use (Map 2).
<p>Element 2: Focusing residential density</p> <p>Higher density development is located in areas with good access to high-frequency public transport, employment and services.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Plan for well-designed and increased residential densities in and around centres, including those as described in the guide for minimum densities (Table 1). 2 Plan for well-designed and increased residential densities at other locations that have good access to high-frequency public transport and employment. 3 Plan for sensitive residential density increases in other suitable areas close to services and amenities.
<p>Element 3: New communities</p> <p>New communities support a consolidated urban settlement pattern, maximise the use of existing infrastructure and deliver high-quality communities.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Ensure planning and delivery of land use and infrastructure for new communities, including major development areas, are integrated and sequenced, and deliver complete communities in a timely manner. 2 Plan for and accommodate the <i>expansion</i> dwelling supply benchmarks (Figure 7), and an adequate supply in the interim (Figure 10). 3 Plan for a net residential density of 15–25 dwellings/ha in new communities or 30–60 dwellings/ha net residential density if these areas are within easy walking distance to an existing or proposed public transport station¹. 4 Protect the potential of areas that may be suitable for future urban growth including those listed in Table 2 and as reflected in Figure 13.
<p>Element 4: Housing diversity</p> <p>Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Provide housing choice by delivering a mix of dwelling types and sizes in <i>consolidation</i> and <i>expansion</i> locations consistent with the strategies in elements 1–3. 2 Plan for and deliver a greater range of 'missing middle' housing forms (including examples shown in Figure 9) in suitable locations. 3 Plan for and support innovative solutions in housing to cater for a diverse range of community needs, including an ageing population, multi-generational families, group housing, people with special needs and those from different cultural backgrounds. 4 Maximise the variety of available land in suitable locations to support a range of housing choices under a range of market and economic circumstances.
<p>Element 5: Growing rural towns and villages</p> <p>Rural towns and villages provide for sustainable growth and community development in a way that reinforces local identity.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Support the sustainability of rural towns and villages by providing sufficient land and infrastructure to accommodate population and employment growth. 2 Support the growth of rural towns and villages in a manner that avoids the fragmentation of productive rural land and the regional biodiversity network, including koala habitat. 3 Plan for well-designed growth that integrates sensitively with existing local character and identity, and promotes viability of the rural economy.

¹ The net residential densities of this strategy do not apply to Lockyer Valley, Scenic Rim and Somerset local government areas – see the sub-regional directions for further detail.

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Map 2 Grow



ShapingSEQ August 2017

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Dwelling supply benchmarks 2041 (Figure 7)



The next 25 years



Figure 7: Dwelling supply benchmarks 2041

Existing urban area is a statistical boundary, as defined on page 175 (Figure 32), used to measure *consolidation* and *expansion* development.

Consolidation is development occurring on land inside the existing urban area boundary. This was previously known as 'infill development'.

Expansion is development occurring on land outside the existing urban area boundary. This was previously known as 'greenfield development'.

* Dwellings existing in 2016 (permanent private dwellings as counted at the Census 2016).

** Consolidation dwellings are calculated as inside the Existing Urban Area boundary as shown in Figure 32 and discussed in Chapter 5.

*** The growth to 2031 provides an indication only of the additional dwelling supply which needs to be accommodated by 2031, if the 2041 benchmarks are to be accommodated.

CHAPTER 3
The next 25 years

A guide for minimum densities in and around centres

Table 1 provides a guide for these minimum densities.

However, SEQ's centres are varied and therefore warrant more detailed planning by local government to determine the best outcomes for these localities, including the most desirable form and distribution of density. These densities are a plan-making tool to assist local government only, and are not intended to have any role in development assessment.

Table 1: A guide for minimum densities

Centre type	Dwellings/ha (net residential density)	
	In or within 400 m of the centre	Within 400–800 m of the centre
Principal regional activity centre	150–400	100–175
Major regional activity centre	80–200	40–100
Principal/major rural activity centre	As determined by local government	As determined by local government

Rural towns and villages

ShapingSEQ supports the sustainable growth of existing rural towns and villages, including those located outside the Urban Footprint.

While these areas are not intended to accommodate significant growth to 2041, local governments may undertake detailed planning to ensure they can grow sustainably, be resilient, and respond to change over time.

Where able to be supported by local infrastructure, local governments may recognise these areas using township zone provisions. Township zone provisions must not be used to provide for new rural residential estates, and any residential lots must be orientated to, and part of, the rural town or village. The maximum scale of any growth, relative to the existing scale of the township, would also need to be in proportion to the growth expected for the local government area overall.

Planning for these areas must be consistent with the goals, elements and strategies of *ShapingSEQ*, and where reflected in planning schemes, these areas may be considered as an urban zone for the purposes of the SEQ regulatory provisions.

'Missing middle' housing

'Missing middle' is a form of housing that offers greater density and diversity in a manner compatible with surrounding lower density residential environments. Most 'missing middle' housing is oriented toward the street or laneway.

It covers housing types between detached houses and high-rise, and may include 'Fonzie' flats (a small, self-contained apartment on the same land as a house), 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium-rise apartments (Figure 8 and Figure 9).

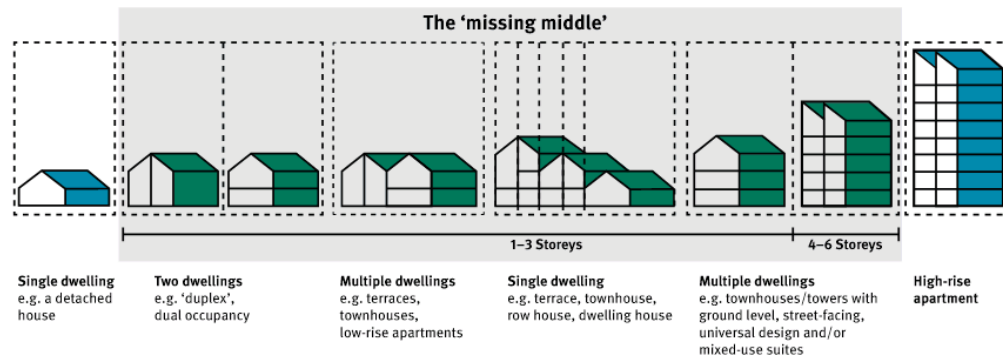


Figure 8: The 'missing middle'

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Applying a subtropical design approach to the 'missing middle'

This diagram shows the full range of 'missing middle' housing. The types of 'missing middle' housing that will be best suited to different locations will be a matter for local planning.

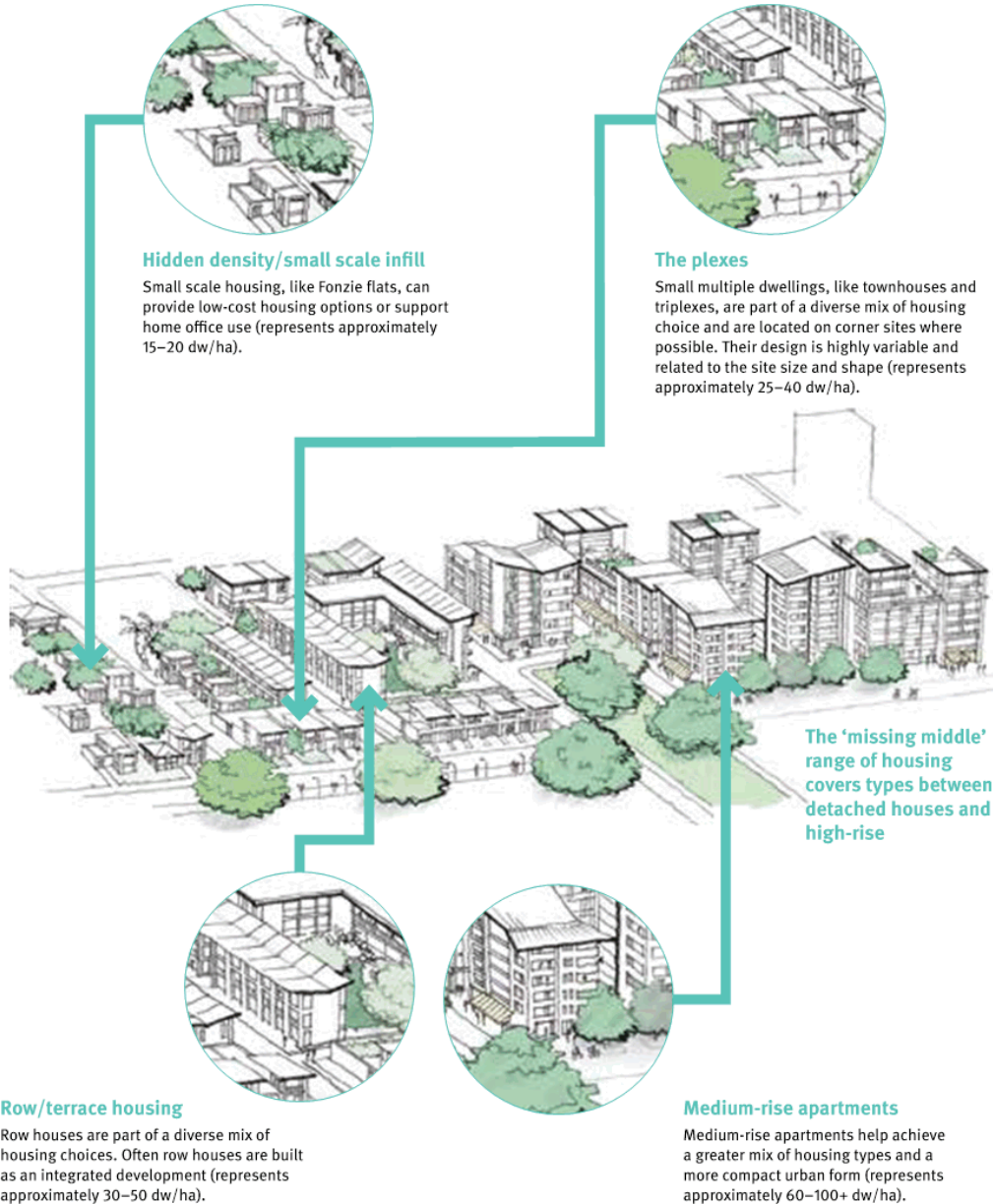


Figure 9: Subtropical 'missing middle' housing

CHAPTER 3

The next 25 years

Ensuring sufficient land to accommodate growth

Sizing the Urban Footprint

ShapingSEQ adopts a new approach to identifying and calculating the urban land requirements for population and employment growth in SEQ.

Previous regional plans have defined the Urban Footprint on the basis of the theoretical capacity for accommodating growth. *ShapingSEQ* uses a more refined method in sizing the Urban Footprint, by identifying urban land on a realistic land supply basis.

ShapingSEQ identifies future *expansion* land supply in the Urban Footprint on a 60 per cent *consolidation* and 40 per cent *expansion* supply ratio. This ratio is represented in the plan as dwelling supply benchmarks.

The land supply in the Urban Footprint provides more land than required to accommodate a population of 5.3 million people. This equates to roughly 25 years of supply, which will inform planning schemes prepared or significantly amended towards the end of the expected five-year life of *ShapingSEQ*. Those planning schemes could then still provide about 15 years of supply five years into their life, based on currently expected growth rates.

At all times, *ShapingSEQ* expects local government planning schemes to have at least 15 years supply of land – land that has been appropriately zoned and is able to be serviced (see Figure 10).²

The Queensland Government will monitor planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines to ensure at least 15 years of residential and employment land supply is maintained.

If 15 years of supply is not provided, the government will initiate a range of solutions, including identifying new land for urban purposes if required, to avoid constraining land supply and placing upward pressure on land and housing prices (Figure 11).

This means that achieving the 60 per cent *consolidation* dwelling supply benchmark will be demand-led, not supply-constrained. If sufficient opportunities for *consolidation* growth are not provided, more *expansion* land may be needed in subsequent reviews of the *ShapingSEQ*.

Further information is provided in Chapter 5 and in the *ShapingSEQ Background paper 1: Grow*.

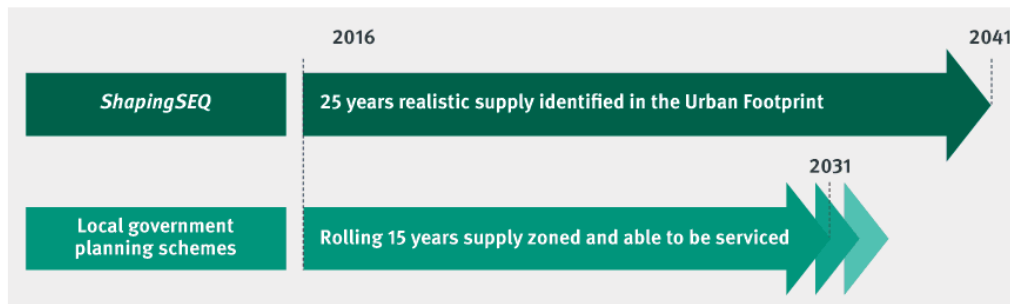


Figure 10: Ensuring adequate land supply

² The requirement of the Planning Act 2016 to have at least 10 and no more than 15 years of growth in the Priority Infrastructure Area (PIA) is acknowledged. *ShapingSEQ*'s objective for at least 15 years supply is consistent with this to the extent areas outside the PIA are zoned and able to be serviced.



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Land supply framework

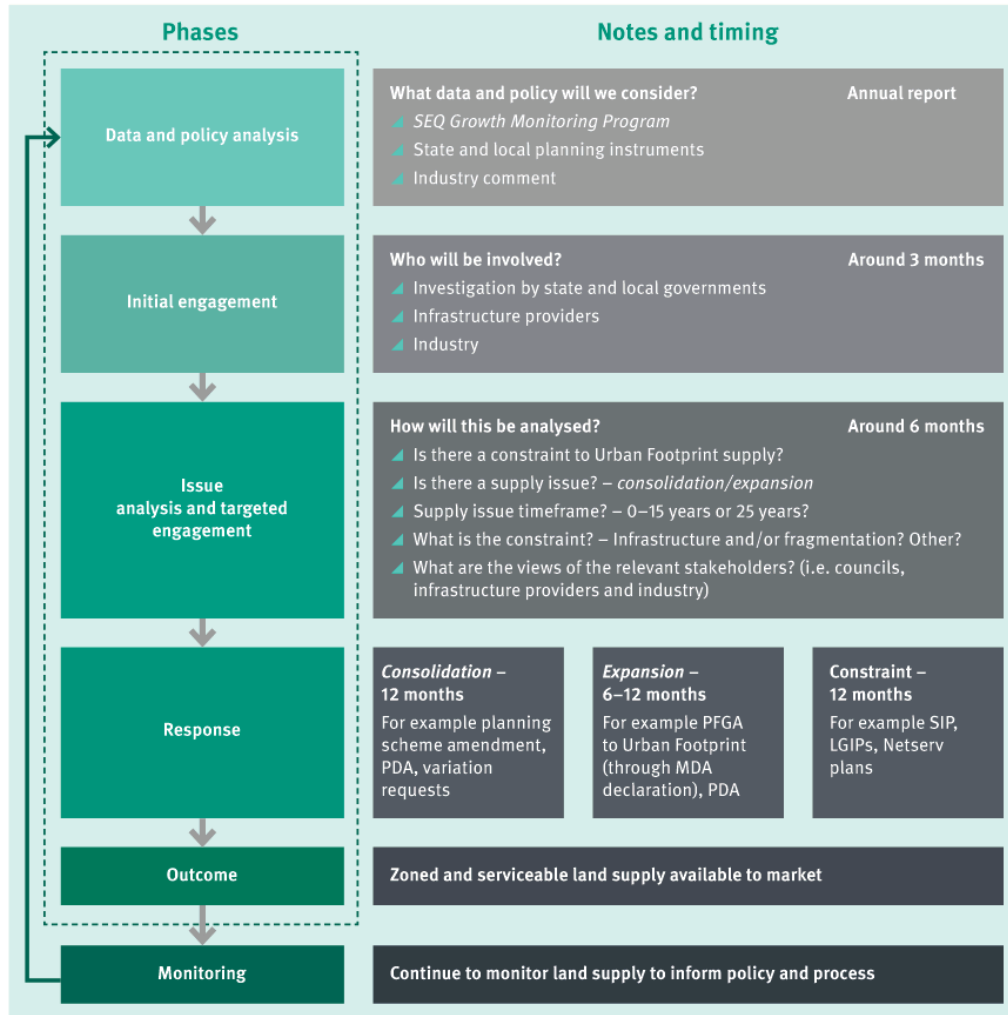


Figure 11: Land supply framework for resolving shortfall in supply

Fragmented urban land

The Urban Footprint contains areas that are yet to be developed. Development of many of these areas has been limited by constraints, particularly fragmented land ownership patterns that present challenges in the assembly of larger developed areas and the delivery of cost-effective infrastructure.

In sizing the Urban Footprint, *ShapingSEQ* has assumed that up to about 70 per cent of these fragmented areas overall will be developed by 2041 as part of accommodating the dwelling supply benchmarks.

The *SEQ Growth Monitoring Program* will monitor and review take up rates in these areas over time. To assist in overcoming fragmentation and other constraints, *ShapingSEQ* includes a key implementation action focusing on unlocking these underutilised areas. Further information is provided in Chapter 4.

Resolving any shortfall in land supply

Further information for how *ShapingSEQ* proposes to address any future shortfall in land supply is provided in Chapter 5.

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The challenges beyond 2041

ShapingSEQ provides the planning framework for sustainably accommodating 5.3 million people. Projections indicate we will reach this in roughly 25 years.

The future community will need to make decisions about how and where population growth will be accommodated in SEQ beyond this period.

While planning for SEQ focuses on accommodating more growth in the existing urban area, it is likely SEQ will still require new *expansion* growth areas as the region grows to over seven million over the next 50 years.

The direction and scale of any future urban growth fronts will depend on many factors, although some combination of the Potential Future Growth Areas (see Figure 13 and Table 2), or parts thereof, may be needed over time to accommodate this growth. Depending on relevant findings of the *SEQ Growth Monitoring Program* and any investigations into these areas, other growth areas may also need to be considered in future regional planning investigations following further studies and consultation.

The following are three possible scenarios for accommodating SEQ's population beyond 5.3 million to seven million people, and provides the approximate *expansion* growth area requirements to service each scenario (Figure 12).

If we accommodate more housing closer to public transport, services and employment in the next 25 years, the less pressure there will be to expand our urban areas in the future.

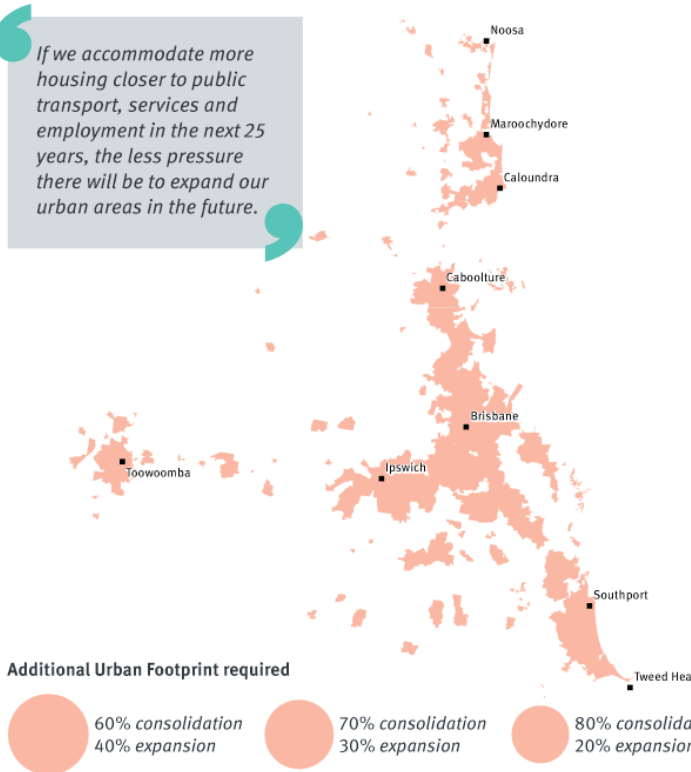


Figure 12: Additional Urban Footprint that may be required to accommodate roughly seven million people

60/40
 Maintaining a 60 per cent consolidation/40 per cent expansion dwelling supply benchmark ratio may require about **52,000 ha** of new expansion growth areas.

70/30
 Increasing the dwelling supply ratio to 70 per cent consolidation/30 per cent expansion may require about **38,000 ha** of new expansion growth areas.

80/20
 Increasing to 80 per cent consolidation/20 per cent expansion may require about **25,000 ha** of new expansion growth areas.

Conversely, each of these scenarios would also involve further consolidation growth, ranging from about 85 to 110 per cent more than the *ShapingSEQ* consolidation benchmarks.

It is important that planning scheme changes to accommodate the *ShapingSEQ* benchmarks maintain options for future decisions about this longer term growth.

- ^ Figures based on the following assumptions:
- ▲ An overall 70 per cent take-up of available expansion capacity within the Urban Footprint from 2011 until SEQ at a population of seven million.
 - ▲ Density of 10 dwellings/ha on total developable area added to Urban Footprint (assumes about one-third of developable area is used for non-residential purposes and equates to 15 dwellings/ha net residential density).
 - ▲ 30 per cent of the gross land area added to the Urban Footprint is not developable.

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Potential Future Growth Areas

ShapingSEQ identifies Potential Future Growth Areas that may be needed to accommodate long-term urban growth (Figure 13 and Table 2). These areas are not required to accommodate the dwelling supply benchmarks or employment planning baselines of *ShapingSEQ*.

The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of *ShapingSEQ*, unless the Queensland Government's *SEQ Growth Monitoring Program* indicates there is an inadequate land supply and the benchmarks or baselines may not be accommodated in the Urban Footprint (Figure 11).

These areas are located in the Regional Landscape and Rural Production Area to limit development and protect them from further fragmentation that would prejudice their ability to accommodate future urban development.

Identification of these areas is not a development commitment nor does it imply that all, or any part of these areas, will be made available for urban development in the future. These areas are identified indicatively, and have not been cadastrally defined.

Where appropriate, *ShapingSEQ* identifies more specific intent in relation to particular areas in Chapter 3, Part C: Sub-regional directions.

The role of these areas will be further considered at the next review of *ShapingSEQ*.

Large residential expansion areas – dwelling capacity expected to remain in 2041	
RIPLEY VALLEY	BEERWAH EAST
30,000	13,000
GREATER FLAGSTONE	CABOOLTURE WEST
19,000	9000

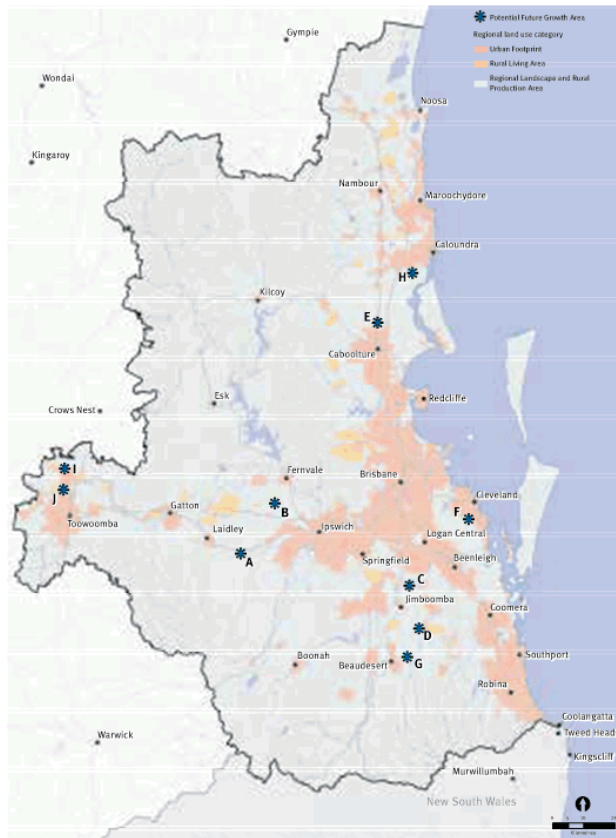


Figure 13: The indicative locations of Potential Future Growth Areas

Table 2: Potential Future Growth Areas

Location	Local government area
A. Lanefield/Grandchester	Ipswich
B. Glamorgan Vale	Ipswich/Somerset
C. South Logan	Logan
D. Mundoolun	Logan/Scenic Rim
E. Elimbah	Moreton Bay
F. Southern Thornlands	Redland
G. Beaudesert East	Scenic Rim
H. Halls Creek	Sunshine Coast
I. Meringandan/Kleinton	Toowoomba
J. Mount Kynoch	Toowoomba

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Responding to global megatrends about new technology and global connectedness.

GOAL 2: PROSPER

SEQ has a globally competitive economy focused on high-value economic activities supported by population-serving jobs.

Regional Economic Clusters will leverage traditional strengths and competitive advantages to advance the economy, strengthen our global and national relationships, and embrace emerging technology and new opportunities.

Context

New technologies and globalisation are changing the way we interact, communicate and conduct business. While it is challenging to accurately predict how advanced technologies will shape future employment trends and activity, it is likely such changes will cause a fundamental shift in the locational and labour requirements of many employers in SEQ over time.

The Prosper goal positions SEQ for success in the global economy. SEQ's economic strengths have been in manufacturing, agriculture, tourism, health, education, retail and construction. To remain economically diverse, SEQ will need to build upon these strengths and foster new industries and sectors – particularly those showing strong growth, and providing greater opportunities for local employment.

ShapingSEQ realises that when it comes to economic activity, the whole is greater than the sum of the parts – that is, when industries and businesses co-locate and are well-connected, they increase their productivity and capacity to compete nationally and globally. These geographic concentrations of interconnected

businesses, suppliers and associated institutions result in greater economic activity and are significant economic drivers.

In *ShapingSEQ*, these areas are defined as Regional Economic Clusters (RECs). These areas are likely to involve higher-value and 'outward looking' industries and jobs, and as such, present enormous opportunities for the SEQ economy (Figure 14).

Maximising the region's traditional strengths and RECs will drive greater levels of local employment throughout SEQ.

ShapingSEQ aims for:

- ▲ more jobs where the people are (RECs and population-serving)
- ▲ more people where the jobs are
- ▲ better connections between where people live and work.

For further information, see *ShapingSEQ Background paper 2: Prosper*.

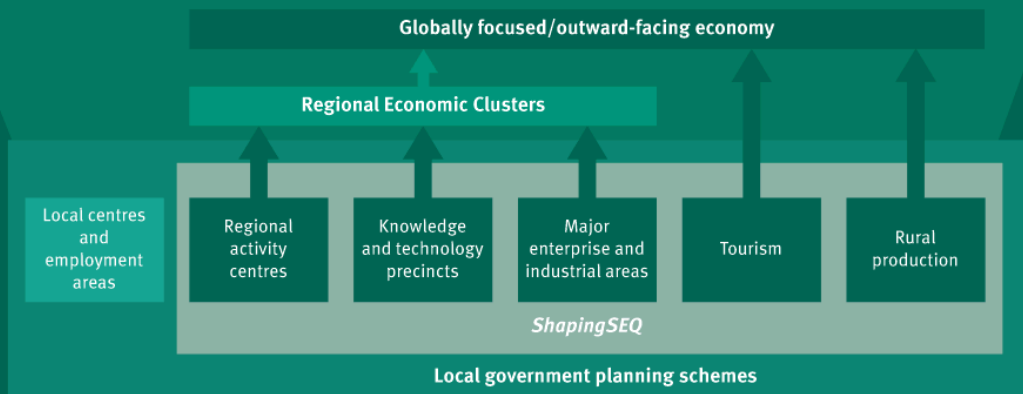
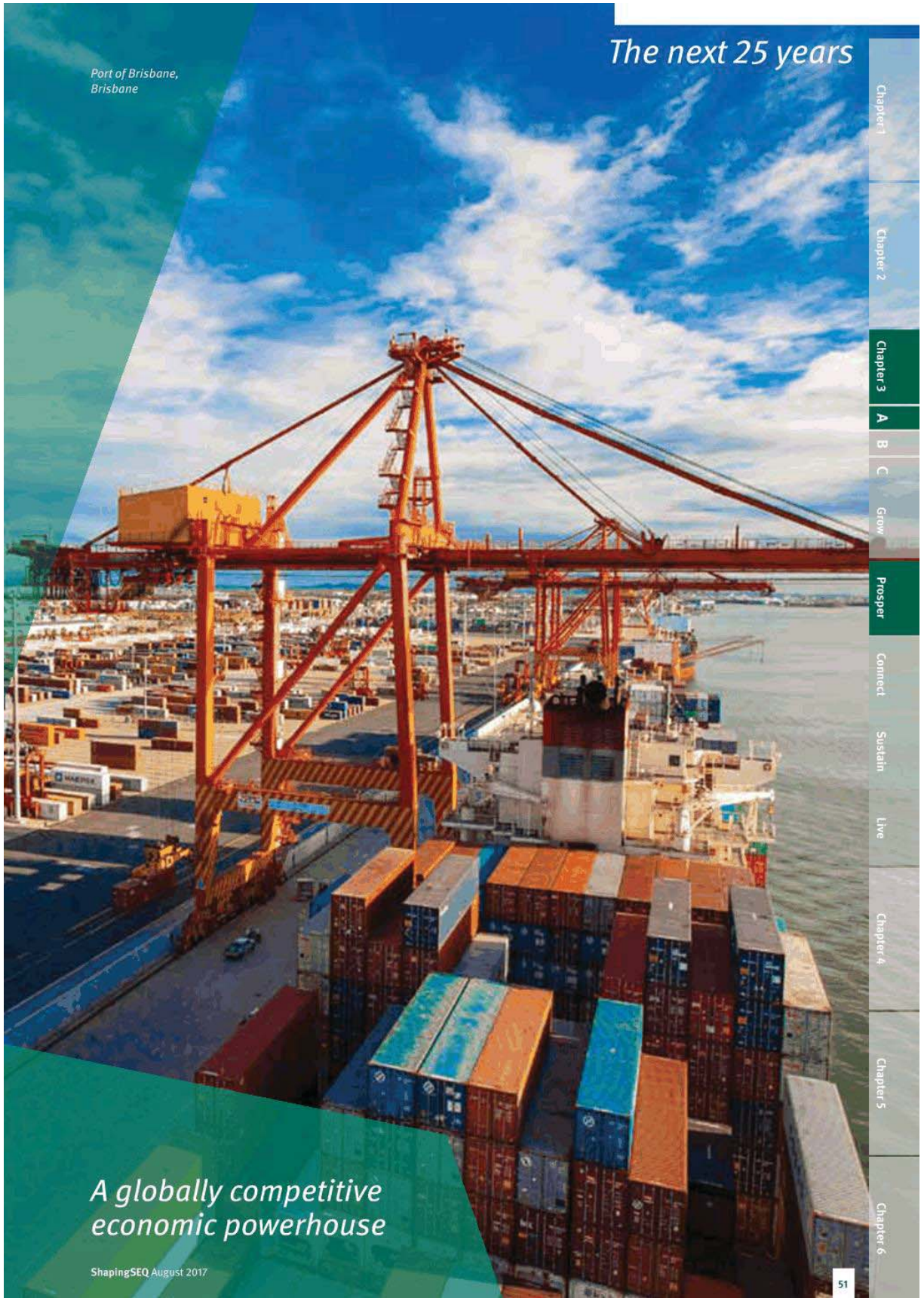


Figure 14: Regional drivers of an outward-facing economy



Port of Brisbane,
Brisbane

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*A globally competitive
economic powerhouse*

ShapingSEQ August 2017

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Elements and strategies

<p>Element 1: High-performing outward-focused economy</p> <p>SEQ responds to the transitioning economy by focusing on export-oriented and business-to-business transactions that drive productivity and growth, while continuing to enhance population serving activities that support growing communities.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Foster high levels of economic activity and employment in export-oriented and high-value sectors to strengthen the region’s economic relationships. 2 Investigate and plan for existing or potential economic relationships between employment areas to maximise economic output and productivity in the region. 3 Protect and enhance major national and international gateways for SEQ, including the Port of Brisbane, its airports, high-speed digital technology and the strategic road, freight and passenger transport systems. 4 Identify and leverage universities, major health facilities and migrant communities to develop the region’s skilled workforce to enhance and accelerate global trade relationships. 5 Plan for and support continued growth in population-serving employment and traditional economic industries. 6 Support and facilitate progression towards more technologically and digitally-based work practices, including the rising influence of disruptive technologies to streamline transactions and improve business efficiency. 7 Plan for and deliver sufficient land and local infrastructure to accommodate, as a minimum, the employment planning baselines (Table 3 and Appendix A), including an adequate supply in the interim (Figure 10).
<p>Element 2: Regional Economic Clusters</p> <p>High-value and outward-facing economic opportunities and synergies within SEQ’s RECs are accelerated.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Plan for the intensification and/or expansion of RECs to enhance regional economic growth and activity (Maps 3, 3a, 3b and Table 4). 2 Identify and protect core components within RECs (Table 4) and their enabling infrastructure from encroachment by incompatible land uses. 3 Facilitate synergies between core components within RECs. 4 Invest in economic enabling infrastructure that support RECs, including the port and airports, intermodal terminals, public transport, freight linkages, and data and energy. 5 Ensure that planning frameworks provide sufficient flexibility to respond to the dynamic and evolving nature of RECs, and support growth and investment in their core components.
<p>Element 3: Regional activity centres network</p> <p>The regional activity centres network adapts to the demands of a transitioning economy, serves the current and future economic and social needs of the community and business, and drives productivity, collaboration and economic growth.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Accommodate major employment-generating activities in regional activity centres to support their role and function in the broader centres network and leverage existing economic assets and infrastructure (Maps 3, 3a, 3b and Tables 7 and 8). 2 Plan for an increased range and mix of complementary activity, including higher residential densities, in and adjoining those centres with direct access to high-frequency public transport. 3 Ensure development in individual centres is consistent with the regional centres network (Table 8). 4 Encourage synergies between regional activity centres and other economic uses, including knowledge and technology precincts, and major enterprise and industrial areas. 5 Achieve a high-quality urban form that promotes a walkable urban environment within regional activity centres, to encourage interaction and collaboration.

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<p>Element 4: Knowledge and technology precincts</p> <p>Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Consolidate the growth of knowledge and technology precincts, and allow them to intensify and specialise over time (Maps 3, 3a, 3b, and Tables 4 and 5). 2 Support the co-location of mutually supportive and value-adding activities that do not compromise the primary function of the precinct. 3 Ensure that knowledge and technology precincts maximise the advantage of their location, including direct access to the strategic transport system, to attract value-adding uses and skilled workers. 4 Encourage synergies between knowledge and technology precincts and other economic uses, including regional activity centres and major enterprise and industrial areas. 5 Achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration.
<p>Element 5: Major enterprise and industrial areas</p> <p>Major enterprise and industrial areas, including their supply chain networks, grow and enhance national and global trade.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Protect major enterprise and industrial areas, including associated connections to freight, intermodal, and supply chain networks that form part of the strategic transport system, from encroachment by incompatible land uses (Maps 3, 3a, 3b, and Tables 4 and 6). 2 Enable the intensification and expansion of major enterprise and industrial areas, where appropriate, to improve their capacity and functionality. 3 Encourage synergies between major enterprise and industrial areas and other economic uses, including regional activity centres and knowledge and technology precincts. 4 Plan for new major enterprise and industrial areas that are appropriately located near existing or planned freight and supply chain networks, including intermodal terminals, where they can accommodate regionally or state significant agglomerations of industry and business activity. 5 Accommodate a mix of commercial uses in major enterprise and industrial areas to give workers and enterprises an appropriate level of access to shops, amenities and facilities to reduce trips out of the area without compromising their role and function.
<p>Element 6: Tourism</p> <p>SEQ is a world-class tourism destination providing domestic and international visitors with diverse and sophisticated tourism experiences.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Build upon the region’s international brand to promote tourism opportunities that will enhance economic, environmental, social and cultural benefits. 2 Plan for socially and environmentally sustainable tourism and recreational activities in rural areas. 3 Facilitate tourism opportunities by enhancing enabling infrastructure and services, particularly airports, major roads and rail, and digital technology.
<p>Element 7: Special uses</p> <p>SEQ accommodates a range of special uses, including activities that are difficult to locate, and that support regional needs and economic growth.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Protect existing special uses from encroachment by incompatible development. 2 Plan for and support the establishment or relocation of special uses that emerge over time in locations identified as suitable for these purposes.
<p>Element 8: Rural prosperity</p> <p>Rural areas leverage traditional primary industry strengths to expand, diversify and introduce value-adding activities that enhance productivity, resilience and competitiveness in domestic and global markets.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Support rural communities to adapt and build on their strategic advantages to continue the profitability and sustainability of existing rural industry and activities. 2 Encourage the intensification or diversification of on-farm agricultural activities and the introduction of new rural value-adding activities such as biotechnology. 3 Encourage local government-led rural precinct planning to support rural sustainability and economic growth.

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Employment planning baselines

The following employment planning baselines reflect Queensland Government projections of possible future employment growth based on available information. These baseline figures are a minimum for the purposes of local government land use and infrastructure planning. While state and regional infrastructure providers will use these as a baseline for consistency in infrastructure planning and service delivery, local governments may seek to maximise their ability to accommodate higher rates of employment. See Appendix A for aggregated employment planning baseline figures for each local government area by industry sector.

Table 3: Employment planning baselines

Local government area	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Brisbane	789,440	817,004	892,637	969,746	1,057,224	1,148,253	1,247,608
Gold Coast	241,831	254,909	285,631	319,462	356,723	394,482	433,431
Ipswich	63,789	67,927	75,962	86,900	99,527	113,315	128,800
Lockyer Valley	12,122	12,341	13,341	14,562	16,050	17,613	19,178
Logan	97,681	101,979	113,788	125,827	138,520	152,760	168,128
Moreton Bay	114,828	122,555	134,305	147,736	161,688	175,274	189,182
Noosa	21,680	22,779	24,999	27,154	29,274	31,355	33,454
Redlands	44,781	47,284	52,177	56,736	61,164	65,168	69,193
Scenic Rim	13,824	14,171	15,402	16,844	18,510	20,136	21,780
Somerset	6,838	7,170	7,672	8,214	8,789	9,388	10,015
Sunshine Coast	112,544	117,851	132,200	146,609	161,999	177,467	193,092
Toowoomba (urban extent)	61,523	63,110	67,781	72,256	77,107	81,980	86,641
Total	1,580,881	1,649,080	1,815,895	1,992,046	2,186,575	2,387,191	2,600,502

Source: Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041

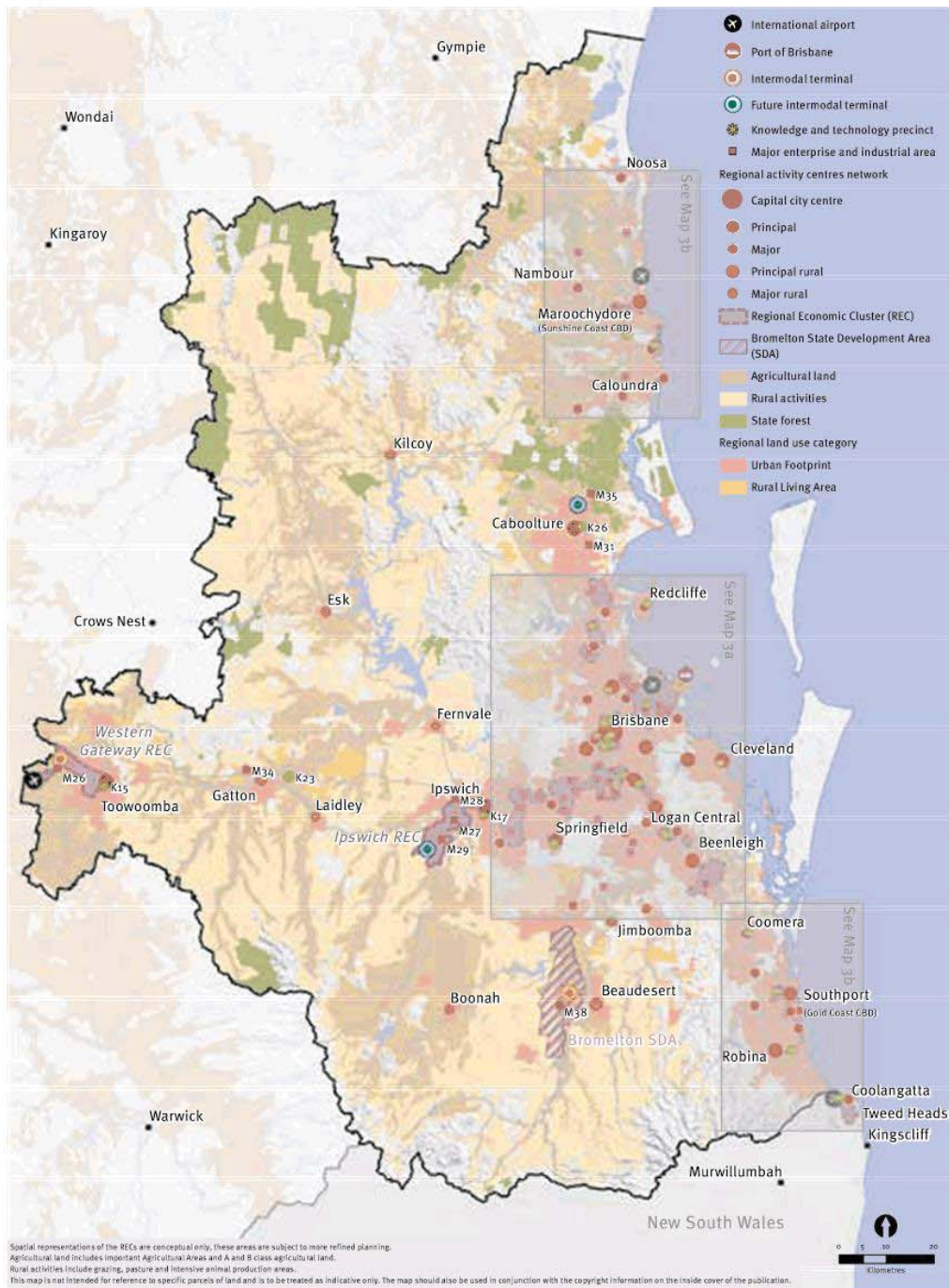


Gold Coast University Hospital, Gold Coast

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Map 3 Prosper – Economic areas

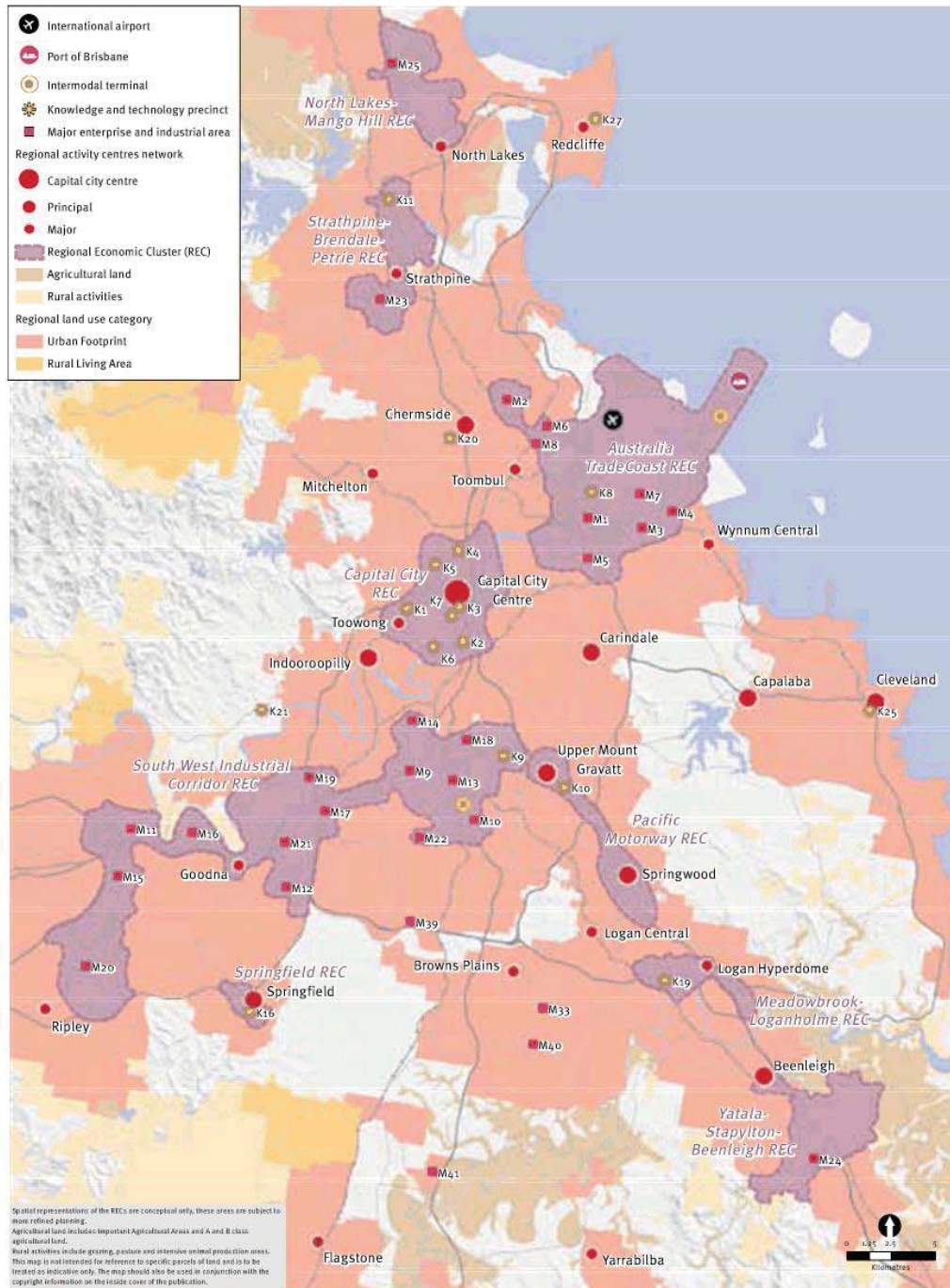


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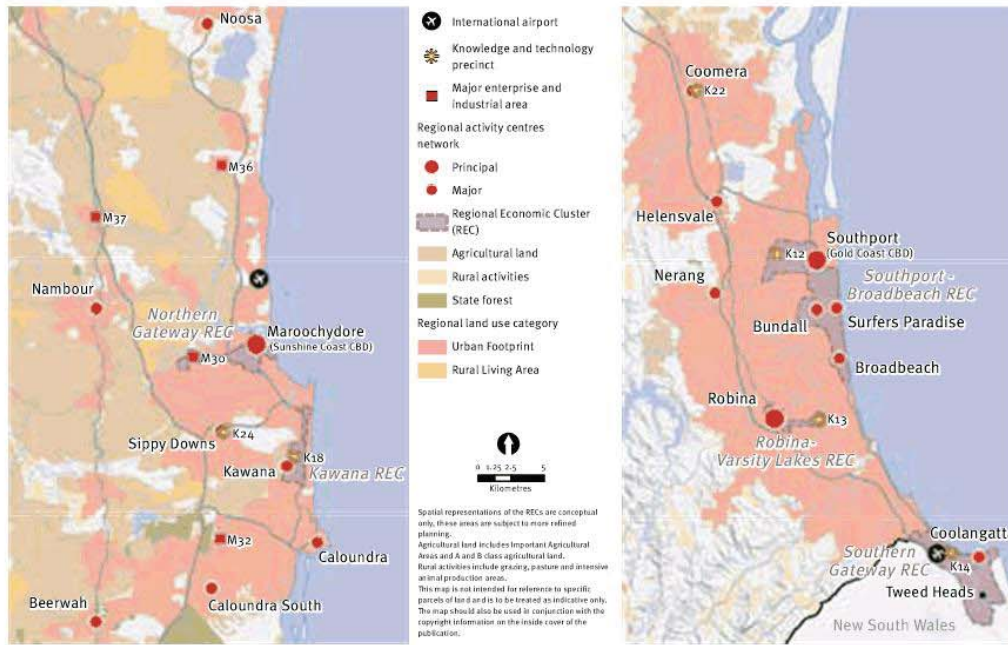
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Map 3a Prosper – Economic areas



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Map 3b Prosper – Economic areas



Queensland University of Technology, Brisbane

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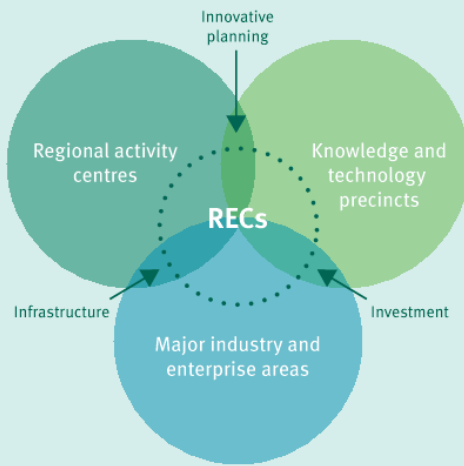
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Regional Economic Clusters (RECs) are areas that demonstrate synergies across important economic and employment areas as they contain a concentration of significant economic activity. These areas:

- ▲ support groupings of employment precincts, including centres, knowledge and technology precincts and/or major enterprise and industry areas, where significant business-to-business activity/connections occur
- ▲ support high levels of specialisation in one or more high-value industry sectors that have an outward trade focus, including:
 - knowledge and corporate
 - energy and resources
 - high-value manufacturing
 - tourism
 - creative and cultural
- ▲ support significant levels of employment
- ▲ are supported by significant state and/or local government commitments
- ▲ have strong transport connections (existing or committed).



Knowledge and technology precincts are areas that contain a core high-level health, education, research or similar facility, that provides opportunities for complementary and supporting activities, and for development of these activities to intensify over time.

Major enterprise and industrial areas accommodate medium- and high-impact industries and other employment uses associated with, or with access to, state transport infrastructure. These areas are major drivers of economic growth. They are either significant in size or have the potential to expand to provide for industry and business activity clusters of regional and state significance.

Regional activity centres network includes identified regionally significant centres that are highly accessible and contain concentrated business, services and facilities for employment, research and education, as well as higher density residential development.

Special uses typically have specific locational requirements and fulfil a special purpose important to the regional economy. Frequently, these uses need to be located away from sensitive land uses, or are more naturally suited to being located in rural areas (e.g. raceways, defence facilities).

Rural precincts are defined rural areas that have been planned by local government, in consultation with the Queensland Government and community, to create sustainable and economically diverse rural areas.

Rural precincts are an important management tool in the Regional Landscape and Rural Production Area. They are subject to endorsement and designation by the Minister for Planning and are used to facilitate the long-term sustainable management of agricultural land.

Rural precincts may also be used to provide for a greater range of activity to complement a rural area, however these activities must demonstrate a clear nexus with the natural or rural environment. Rural precincts must not be used to facilitate urban or rural residential development.

The *ShapingSEQ Rural Precinct Guideline* provides further information.

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Major enabling infrastructure to support Regional Economic Clusters

In SEQ, the greatest concentration of economic activities is within RECs. The performance of these economic agglomerations will need long-term, committed measures to prioritise investment that attracts businesses and skilled workers. Closer proximity to major economic enabling infrastructure, such as key freight routes and ports, is a significant driver of growth of these clusters. Enhancing relationships between key transport infrastructure and RECs will be vital to securing a prosperous and competitive future for the region (Figure 15).

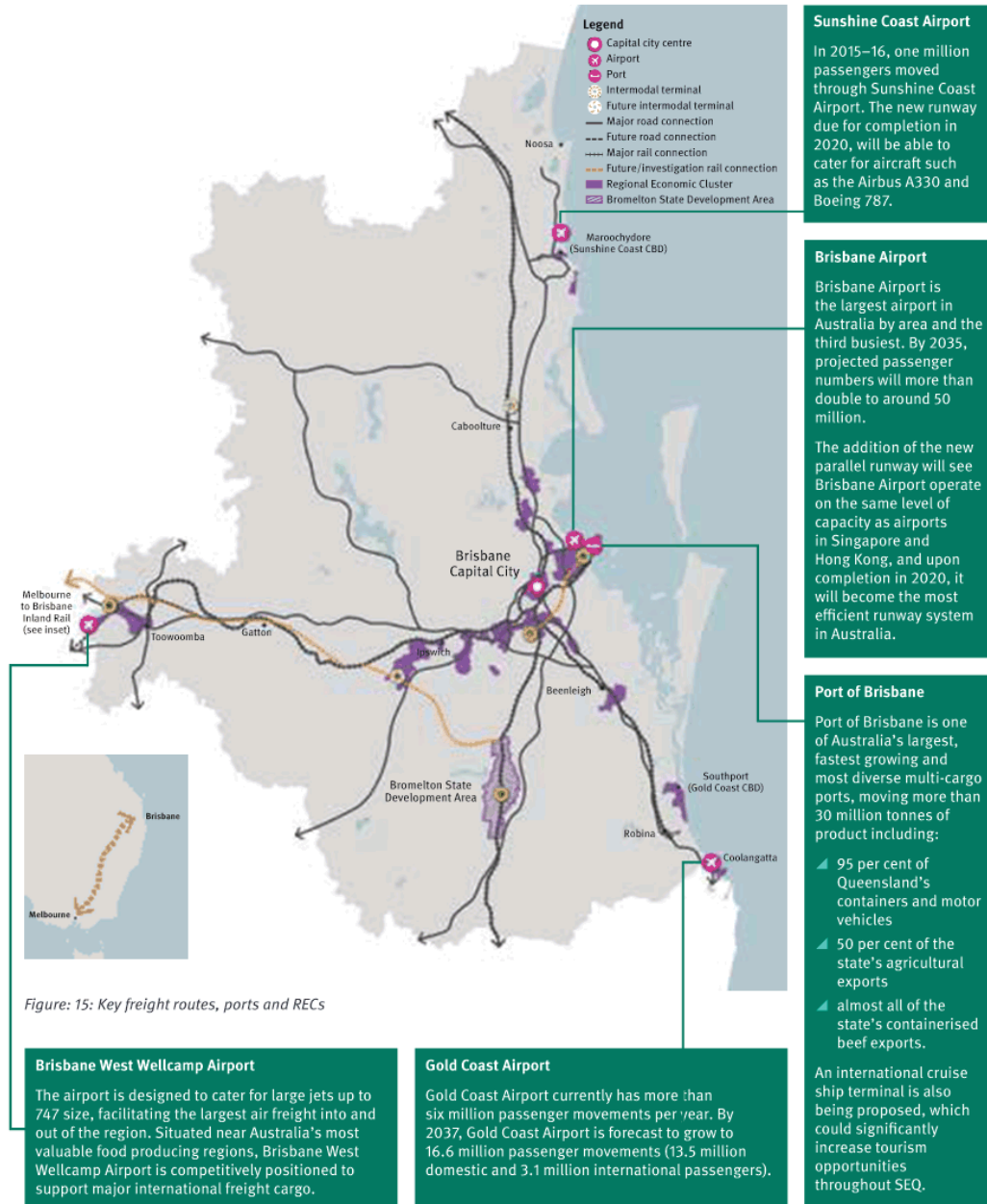


Figure 15: Key freight routes, ports and RECs

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The Capital City Regional Economic Cluster

High-performing regions have a high-performing central area. The Capital City REC represents the region’s most significant concentration of employment activities fulfilling a range of capital city and higher order functions (Figure 16). Spatially, this important clustering of economic activity, is generally within about the first five kilometres of the Brisbane Central Business District (CBD).

The Capital City REC contains the largest agglomeration of knowledge-intensive industries such as education, health, professional services, scientific and technical services in Queensland. Its world-renowned research and health institutions include the Royal Brisbane and Women’s Hospital, Princess Alexandra Hospital, Translational Research Institute, Boggo Road Ecosciences Precinct, Mater Hospital, Lady Cilento Children’s Hospital, and campuses of the University of Queensland, Griffith University and Queensland University of Technology.

This REC provides important opportunities for innovation, the sharing of knowledge and ideas, scope for more specialised labour markets and a growing inner-city population. This contributes to greater efficiencies and effectiveness in the use of scarce resources (e.g. land, infrastructure and capital), which ultimately helps to drive productivity and create jobs for SEQ.

Moving towards 2041, the economic and social importance of the Capital City REC will continue to be nationally and globally significant. The key to unlocking this future will be achieving high-quality urban amenity and greater levels of inner-city accessibility. Creation of more efficient linkages through active and public transport will be needed to help position the Capital City REC for a more productive and competitive future.

The Cross River Rail project is the priority region-shaping infrastructure that will enable greater economic growth of the Capital City REC and improve network reliability. The Brisbane Metro will complement Cross River Rail by providing additional accessibility to, and circulation within, the Capital City REC, particularly between research and health institutions and the CBD.

Without Cross River Rail and other enabling infrastructure, like the Brisbane Metro, the concentration of employment is likely to become constrained, hampering high-value jobs growth and limiting economic productivity. Details of how the Brisbane Metro integrates with Cross River Rail to improve public transport outcomes within the Capital City REC are outlined in *Connecting Brisbane*.

Additional river crossings, particularly for active and public transport, and more direct and frequent linkages between research and health institutions and the CBD, are further examples of enabling infrastructure that will be required over time to improve the region’s effectiveness and economic performance.

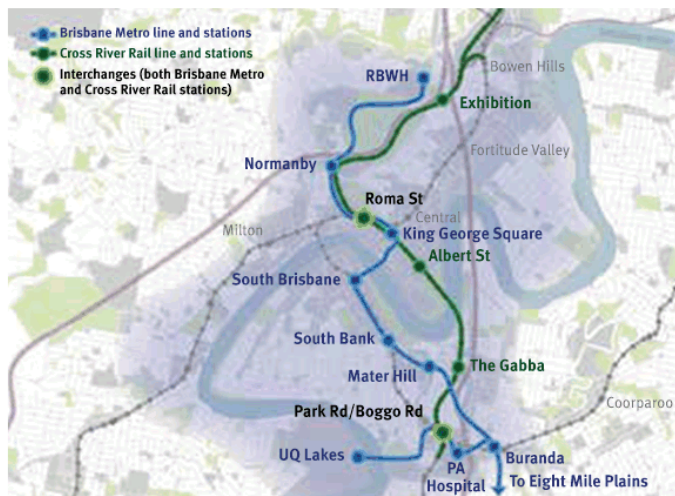


Figure 16: Capital City REC

A key to SEQ’s future success: Cross River Rail

The economic benefits of Cross River Rail include:

- ▲ unlocking broader capacity that improves efficiencies across the entire rail network
- ▲ improved access across the region to employment and business
- ▲ improved connectivity across the region, particularly between knowledge and technology precincts and the CBD
- ▲ better efficiency and greater productivity through increased scale and intensity
- ▲ attracting more business activity, and enhancing global competition in our RECs.

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Table 4: RECs and core components

Regional Economic Cluster	Core components	
<p>The RECs show groupings of economic activities and are conceptually shown on Maps 3, 3a, and 3b and in the sub-regional directions. It is not intended that all land (e.g. residential land) within these areas would be used for employment and economic purposes. The desired development outcomes within each area will require further detailed and integrated land use, infrastructure and economic development planning.</p>		
Capital City	<p>Knowledge and technology precincts</p> <p>Auchenflower K1: Wesley Hospital</p> <p>Dutton Park/Buranda K2: Ecosciences Precinct Princess Alexandra Hospital</p> <p>Gardens Point K3: Queensland University of Technology, Gardens Point campus</p> <p>Herston K4: Royal Brisbane and Women’s Hospital The University of Queensland, Herston campus</p> <p>Kelvin Grove K5: Queensland University of Technology, Kelvin Grove campus</p> <p>St Lucia K6: The University of Queensland, St Lucia campus</p>	<p>South Brisbane K7: Lady Cilento Children’s Hospital Griffith University, South Bank campus Mater Private Hospital Brisbane Queensland Cultural Precinct South Bank Institute of Technology Brisbane Convention and Exhibition Centre</p> <p>Regional activity centres Capital city centre Toowong</p> <p>Economic enabling infrastructure Radial heavy rail network (Cross River Rail) Busway and improved inner-city distribution to complement Cross River Rail, including the Brisbane Metro Pedestrian and cycle network including green bridges</p>
	Australia TradeCoast	<p>Knowledge and technology precinct</p> <p>Australia TradeCoast K8: Queensland University of Technology Da Vinci Precinct Aviation Australia</p> <p>Major enterprise and industrial areas Eagle Farm M1 Geebung M2 Hemmant M3 Lytton M4 Murarie/Colmslie M5</p>
South West Industrial Corridor	<p>Knowledge and technology precinct</p> <p>Nathan/Coopers Plains K9: Griffith University, Nathan and Mount Gravatt campuses Forensic and Scientific Services campus Health and Food Sciences Precinct, Coopers Plains Queen Elizabeth II Jubilee Hospital</p> <p>Major enterprise and industrial areas Archerfield M9 Acacia Ridge M10 Bundamba/Riverview M11 Carole Park M12 Coopers Plains M13 Rocklea/Brisbane Markets M14 New Chum M15 Redbank M16</p>	<p>Richlands M17 Salisbury M18 Sumner/Darra M19 Swanbank M20 Wacol M21 Willawong M22</p> <p>Regional activity centre Goodna</p> <p>Economic enabling infrastructure Acacia Ridge Intermodal Terminal Archerfield Airport Ipswich Motorway Heavy rail network Warrego Highway Cunningham Highway Logan Motorway</p>

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Regional Economic Cluster	Components	
Pacific Motorway	Knowledge and technology precinct Eight Mile Plains K10: Brisbane Technology Park Regional activity centres Upper Mount Gravatt Springwood	Economic enabling infrastructure Pacific Motorway South East Busway Also incorporates the Underwood–Slacks Creek Industrial Corridor
Strathpine–Brendale–Petrie	Knowledge and technology precinct Petrie K11: University of Sunshine Coast; Future Moreton Bay campus Major enterprise and industrial area Brendale M23	Regional activity centre Strathpine Economic enabling infrastructure Direct arterial access to Gateway Motorway Direct arterial access to Bruce Highway Heavy rail network
Yatala–Stapylton–Beenleigh	Major enterprise and industrial area Yatala/Stapylton M24 Regional activity centre Beenleigh	Economic enabling infrastructure Pacific Motorway
North Lakes–Mango Hill	Major enterprise and industrial area Narangba M25 Regional activity centre North Lakes	Economic enabling infrastructure Bruce Highway Heavy rail network Also incorporates the North Lakes Industrial Park
Southport–Broadbeach	Knowledge and technology precinct Southport K12: Griffith University, Gold Coast campus Gold Coast University Hospital Queensland Academy for Health Sciences Gold Coast Private Hospital	Regional activity centres Southport Broadbeach Surfers Paradise Bundall Economic enabling infrastructure Light rail Heavy rail network
Robina–Varsity Lakes	Knowledge and technology precinct Robina/Varsity Lakes K13: Robina Hospital Bond University Regional activity centre Robina	Economic enabling infrastructure Heavy rail network Pacific Motorway
Southern Gateway	Knowledge and technology precinct Coolangatta K14: John Flynn Private Hospital Southern Cross University, Gold Coast campus	Regional activity centre Coolangatta Enabling Economic Infrastructure Gold Coast Airport Pacific Motorway
Western Gateway	Knowledge and technology precinct Toowoomba K15: University of Southern Queensland, Toowoomba campus Toowoomba Hospital St Vincent's Private Hospital St Andrew's Private Hospital TAFE Queensland, South West campus Major enterprise and industrial area Toowoomba Enterprise Hub (Charlton/Wellcamp) M26	Regional activity centre Toowoomba Enabling Economic Infrastructure Brisbane West Wellcamp Airport Intermodal Facility Heavy rail network Toowoomba Second Range Crossing Gore Highway Warrego Highway New England Highway

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Regional Economic Cluster	Core components	
Springfield	Knowledge and technology precinct Springfield K16: University of Southern Queensland, Springfield campus Mater Private Hospital Springfield Regional activity centre Springfield	Enabling Economic Infrastructure Heavy rail network Centenary Highway Logan Motorway
Ipswich	Knowledge and technology precinct Ipswich K17: University of Southern Queensland, Ipswich campus Ipswich Hospital St Andrews Private Hospital Major enterprise and industrial area Amberley M27 Wulkuraka/Karrabin M28 Ebenezer M29	Regional activity centre Ipswich Enabling economic infrastructure Heavy rail network Warrego Highway Cunningham Highway RAAF Base Amberley
Northern Gateway	Major enterprise and industrial area Kunda Park M30 Regional activity centre Maroochydore (Sunshine Coast CBD)	Enabling economic infrastructure Sunshine Coast Airport Sunshine Motorway Maroochydore Road
Kawana	Knowledge and technology precinct Kawana Waters K18: Sunshine Coast University Hospital Regional activity centre Kawana	Enabling economic infrastructure Nicklin Way Kawana Way
Meadowbrook–Loganholme	Knowledge and technology precinct Meadowbrook K19: Logan Hospital Griffith University, Logan campus TAFE Queensland, Logan campus	Regional activity centre Logan Hyperdome Economic Enabling Infrastructure Logan Motorway Pacific Motorway

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Cafe on main street, Ipswich

ShapingSEQ August 2017

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Table 5: Individual knowledge and technology precincts

Precinct (sectors)	Core health, education or cultural facility	Key components or associated facilities
Chermside K20 (health and education)	Prince Charles Hospital	Medical Engineering Research Facility (MERF)
Pinjarra Hills K21 (technology and mining)	Queensland Centre for Advanced Technologies (QCAT) Mining3 Solar Biofuels Research Centre	
Coomera K22 (film and media)	TAFE Queensland Gold Coast, Coomera campus	Village Roadshow Studios
Gatton K23 (animal sciences)	The University of Queensland, Gatton campus	Queensland Animal Science Precinct (QASP)
Sippy Downs K24 (education and technology)	University of Sunshine Coast, Sippy Downs campus	Innovation Centre Sunshine Coast
Cleveland (Health) K25	Redlands Hospital Mater Private Hospital	
Caboolture (Health) K26	Caboolture Hospital Caboolture Private Hospital	
Redcliffe (Health) K27	Redcliffe Hospital Peninsula Private Hospital	Redcliffe Hospital Private Practice Clinic

Table 6: Individual major enterprise and industrial areas

Individual major enterprise and industrial areas	Morayfield M31 Caloundra M32 Crestmead/Berrinba M33 Gatton North M34 Elimbah East M35 Coolum M36	Yandina East M37 Bromelton State Development Area M38 Heathwood/Larapinta M39 Park Ridge M40 North Maclean M41
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Table 7: Regional activity centres

Centre	Areas			
Capital city centre	Brisbane CBD and frame			
Principal regional activity centre	Beenleigh Caboolture/ Morayfield Capalaba Carindale Chermside	Cleveland Indooroopilly Ipswich Maroochydore (Sunshine Coast CBD)	Robina Southport (Gold Coast CBD) Springfield Springwood	Toowoomba Upper Mount Gravatt
Major regional activity centre	Beerwah Broadbeach Browns Plains Bundall Caloundra Caloundra South Coolangatta	Coomera Flagstone Goodna Helensvale Kawana Logan Central Logan Hyperdome	Mitchelton Nambour Nerang Noosa North Lakes Redcliffe Ripley	Sippy Downs Strathpine Surfers Paradise Toombul/Nundah Toowong Wynnum Central Yarrabilba
Principal rural activity centre	Beaudesert	Gatton		
Major rural activity centre	Boonah Esk	Fernvale Jimboomba	Kilcoy Laidley	

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Table 8: Regional activity centre type

Regional activity centre type	
Capital city centre	<p>SEQ's capital city centre includes the Brisbane CBD and its surrounding frame. The area is the civic, social, economic, historic and administrative hub of Queensland; the region's primary centre of economic activity; and the driver of national and global competitiveness. It supports a large in-centre residential population due to its high levels of amenity, services and vibrant day and night time economy.</p> <p>The centre has a critical outward-facing role in attracting global businesses and institutions to the region. It accommodates cultural, entertainment, health and education facilities of national and international significance.</p> <p>The centre will continue to be a primary location for creative, knowledge-intensive and highly skilled enterprises, and provide critical economic and social connections to the growing Asia-Pacific economy.</p> <p>The centre's surrounding frame includes Fortitude Valley, South Brisbane, Spring Hill, Newstead-Bowen Hills, Paddington -Milton and Woolloongabba. This area supports large residential communities and clusters of knowledge and corporate, energy and resources, tourism and entertainment, health, and creative and cultural activities.</p> <p>Increasingly, growth and commercial expansion into the frame area will play an important support role to the CBD.</p> <p>The capital city centre will continue to generate and attract a large number of daily transport trips and remain the focus of the region's public transport system.</p>
Principal regional activity centres	<p>Outside the capital city centre, principal regional activity centres are key focal points for employment and services. These centres provide a secondary administrative function to the capital city, accommodating government offices and service centres of regional significance.</p> <p>To compete in a competitive global market, these centres support economically significant areas that specialise in outward-focused sectors and services, such as professional, health, education, cultural and recreational services.</p> <p>They serve as both creative and knowledge hubs while giving their workforce and resident catchments access to high-order retail and hospitality functions, and cultural and entertainment facilities.</p> <p>As major trip generators, these centres usually have existing or planned, dedicated public transport, such as rail, bus or light rail, and comprise key nodes in the regional public transport system.</p>
Major regional activity centres	<p>These centres are focal points for sub-regional employment and the delivery of sub-regional services. They provide a third tier administrative function to the capital city centre, accommodating government branch offices or service centres of sub-regional significance.</p> <p>They also contain major concentrations of business and related activities, cultural and entertainment facilities, and support comparison and convenience retail uses that meet the needs of their sub-regional catchments.</p> <p>As well as their traditional service roles, growth and commercial development increasingly supports creative and knowledge-intensive businesses to meet the demands of a changing economy.</p> <p>These centres are usually located around key suburban or interurban public transport stations and provide frequent public transport services to link the centre to surrounding communities.</p>
Principal rural activity centres	<p>These centres are important service and community hubs in rural areas. They support a sub-regional rural catchment and contain concentrated rural services, as well as commercial, retail, government and community activities. These centres have excellent road connections and basic public transport links.</p>
Major rural activity centres	<p>These centres are rural towns that provide more than one function to their surrounding rural catchments. They provide concentrated retail, commercial, community and some government services. They have excellent road connections and, potentially, public transport services.</p>

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Responding to global megatrends about the growing spatial divide and new technology.

GOAL 3: CONNECT

SEQ is a region of more complete and interconnected communities supported by a multimodal and integrated regional transport system. This system is frequent and reliable, and prioritises public and active transport for people, and freight networks for goods.

Infrastructure networks and services enable efficient and sustainable development, economic growth and social benefits throughout the region.

Context

The movement system of SEQ – including the method and ease of travel, and connections to water, sewer, digital and energy networks – is critical to shaping and supporting our economy and lifestyle. Integrating transport and land use is fundamental to best practice regional planning.

Previous regional plans have sought to reduce car dependency in SEQ to achieve more sustainable and fairer communities, offering a genuine choice of travel. However, the ‘business as usual’ (demand-based) approach to infrastructure investment has not moved us significantly in that direction.

ShapingSEQ identifies the need to change our transport priorities to achieve a more sustainable, healthier and fairer transport system, and so prioritises public and active transport. This includes making the most of our existing systems and targeting strategic investment in new region-shaping infrastructure.

This approach is as much about getting the land use right as the transport. Integrated land use and infrastructure planning is fundamental to achieving community aspirations, economic growth, and efficient and affordable infrastructure delivery. Major transport infrastructure investments fundamentally affect how and where we locate future growth.

Integrated planning will support:

- ▲ the efficient use of existing infrastructure and cost-effective upgrade or expansion of infrastructure networks
- ▲ greater use of active and public transport where higher density development and key employment nodes are supported by high-frequency public transport
- ▲ the movement of goods and services via key freight connections
- ▲ the efficient and timely delivery and operation of energy, water and sewer systems to support growth in key locations and environmental outcomes

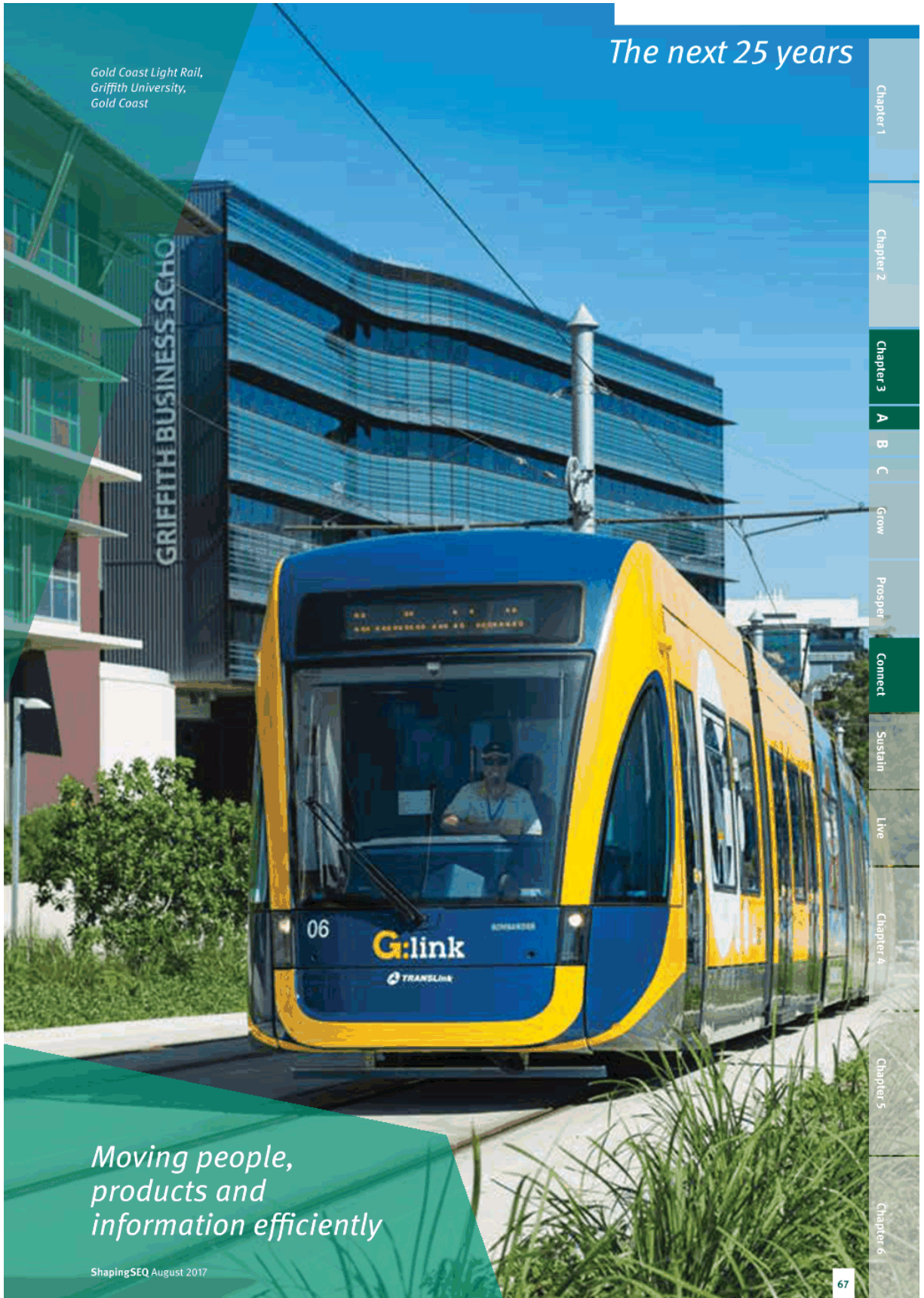
- ▲ the efficient delivery of social infrastructure, such as education, health, justice and public safety, and arts and recreation facilities
- ▲ digital networks that enable transactions and data flow across the economy, and reduce the need for travel
- ▲ a more efficient, consolidated urban form that integrates housing, economic activity and transport, reducing overall transport needs.

By planning more accessible and complete communities, we can give people more sustainable choices for travel and services, and create an opportunity to use spare capacity in services where it exists. Supporting this type of development, with the timely delivery of services and infrastructure, will be vital.

This will require a shift in the planning and delivery of land use and infrastructure. We will need:

- ▲ a more concerted approach to integrating transport infrastructure with complementary land use and densities to increase the share of trips made by walking, cycling and public transport
- ▲ a more concerted effort to consider social equity in land use and transport planning
- ▲ to embrace and adapt to new technologies and digital infrastructure
- ▲ integrated decision-making and investment by government infrastructure agencies and the private sector
- ▲ extended and reliable high-frequency public transport connections to significantly improve accessibility and create more efficient and functional urban environments
- ▲ to understand and consider the demands of the whole freight supply chain network when making land use decisions.

For further information, see *ShapingSEQ Background paper 3: Connect*.



Gold Coast Light Rail,
Griffith University,
Gold Coast

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*Moving people,
products and
information efficiently*

ShapingSEQ August 2017

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Elements and strategies

<p>Element 1: An efficient movement system</p> <p>People and freight move efficiently around the region, maximising community and economic benefits.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Maximise the safe and efficient use of existing transport infrastructure to support the desired regional settlement pattern and major economic areas. 2 Improve the capacity of the region's public transport system by delivering reliable high-frequency services and connecting these with active transport connections (Map 4 and 4a). 3 Prioritise efficient and reliable freight movement on key corridors to minimise conflicts with other transport and land uses (Map 4b). 4 Increase and enhance opportunities to interchange between transport modes across the network to maximise integration of transport infrastructure and allow for easy travel.
<p>Element 2: Active transport</p> <p>Active transport is a favoured, practical option for a range of trips.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Prioritise active transport as the primary mode in regional activity centres. 2 Provide an extensive, convenient and safe active transport network throughout the region's urban areas. 3 Provide active transport connections to existing and planned high-frequency public transport stops and stations, centres, schools and tertiary education institutions. 4 Design new urban communities to ensure active and public transport are the most convenient and easiest way to move around, to reduce private vehicle dependence.
<p>Element 3: Integrated planning</p> <p>Infrastructure and land use planning and delivery are integrated.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Investigate, plan and deliver a strategic transport system that connects people, places and employment efficiently with high-frequency passenger transport services (Map 4 and 4a). 2 Investigate, plan and deliver transport solutions to enable the growth of RECs by connecting regional activity centres, knowledge and technology precincts, and major enterprise and industrial areas. 3 Coordinate and integrate the planning and delivery of infrastructure and services at regional, sub-regional and local levels using a consistent set of regional plan growth assumptions, including the 2041 dwelling supply benchmarks and employment planning baselines (Figure 7, Table 3 and Appendix A) and supporting assumptions (see Chapter 5). 4 Integrate infrastructure and local land use planning to maximise access to, use of and benefits from infrastructure and service upgrades (including, where feasible and following further investigation, capturing a proportion of associated land value uplift to help fund the project). 5 Investigate and plan to maximise shared use of vehicles, including through planning for the introduction of autonomous vehicles. 6 Investigate, plan and deliver wildlife movement, and threat reduction solutions, where roads and infrastructure intersect with the regional biodiversity network (including corridors) to protect and provide for the safe movement of wildlife.

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<p>Element 4: Prioritised infrastructure investment</p> <p>Investment in the regional infrastructure network is prioritised to service social and economic needs in a way that integrates with the desired growth pattern.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Advance region-shaping infrastructure (Table 9) via the State Infrastructure Plan's planning, prioritisation and delivery framework. 2 Support infrastructure solutions as required to enable planned growth areas (i.e. those zoned for urban development) to provide an adequate, accessible, and affordable urban land supply. 3 Prioritise planning, demand management, technological or other innovative solutions which do not require building of new or upgraded infrastructure to service needs, reducing costly infrastructure investments. 4 Identify opportunities to partner with other levels of government and industry to service needs. 5 Investigate ways of capturing a proportion of any associated land value uplift generated from future inclusions of land in the Urban Footprint (including land in locations currently identified as Potential Future Growth Areas) to help service new growth areas.
<p>Element 5: Regional infrastructure networks</p> <p>Regional infrastructure networks are maintained and enhanced to support the region's growth and needs sustainably, cost-effectively and in a timely manner.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Ensure land use and built form support the efficient use of existing regional infrastructure networks, and cost-effective augmentation of infrastructure for energy, water and sewerage to meet needs. 2 Embrace innovative funding mechanisms to support better infrastructure delivery. 3 Deliver Infrastructure Coordination Plans and Regional Transport Plans for SEQ to progress the planning and delivery of the strategic transport system (Maps 4, 4a and 4b), and other infrastructure to support the region's growth.
<p>Element 6: Digital infrastructure</p> <p>SEQ has a robust digital infrastructure network to service business and social interaction.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Support improved digital connections to knowledge and technology precincts, regional activity centres, and major enterprise and industrial areas. 2 Work with communications providers and the Australian Government to improve digital infrastructure. 3 Maximise the use of digital communications infrastructure to support more flexible working arrangements.

In maps 4, 4a and 4b:

Existing rail, light rail or busway: existing infrastructure corridors that provide high-frequency public transport.

High-frequency public transport connections: corridors that will provide high-frequency public transport through service and infrastructure improvements deemed necessary to ensure delivery of a reliable high-frequency public transport network.

Public transport investigation: connections that will not be required to be delivered before 2041 but require further investigation and planning to support an efficient public transport network beyond 2041.

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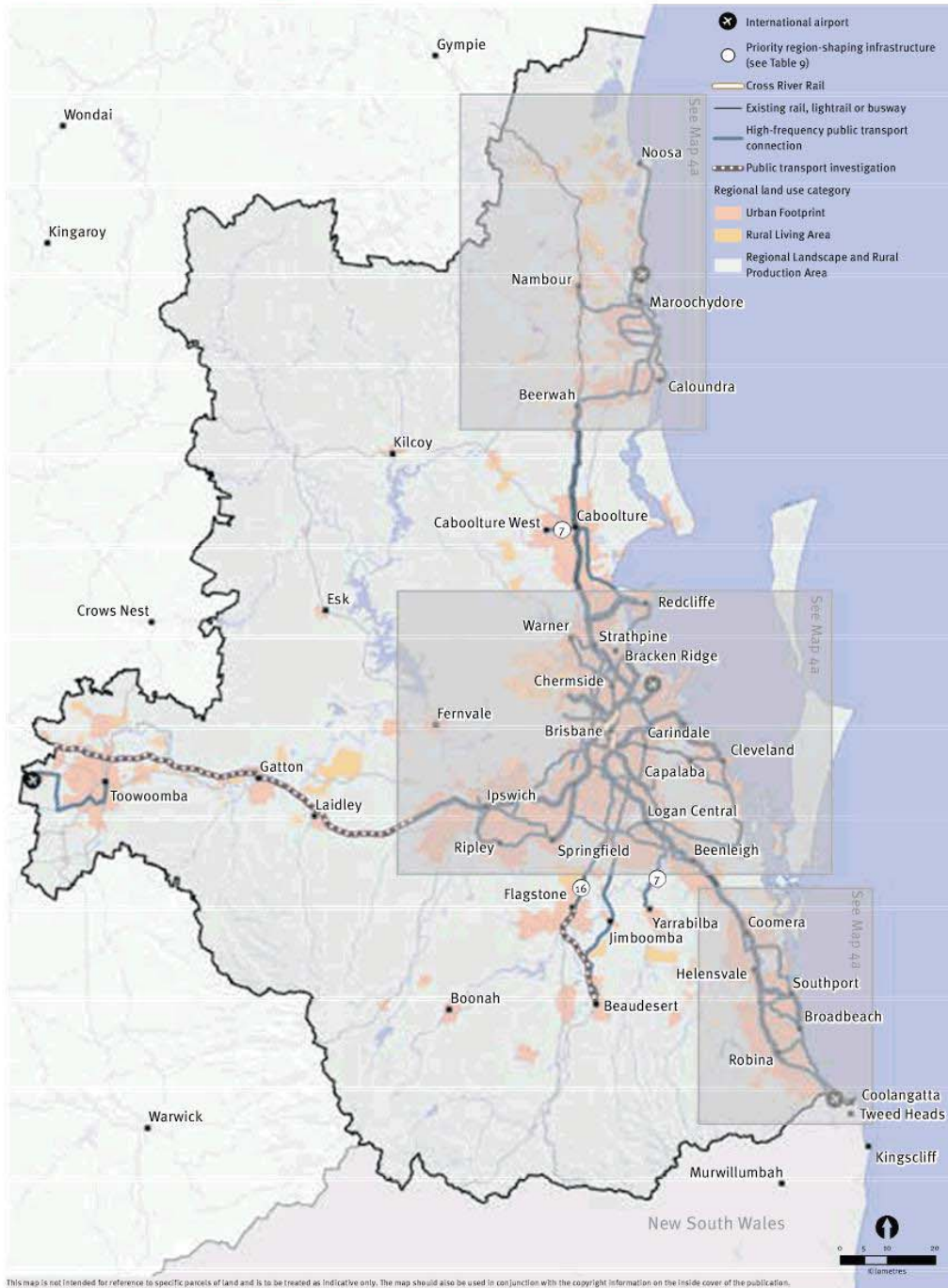
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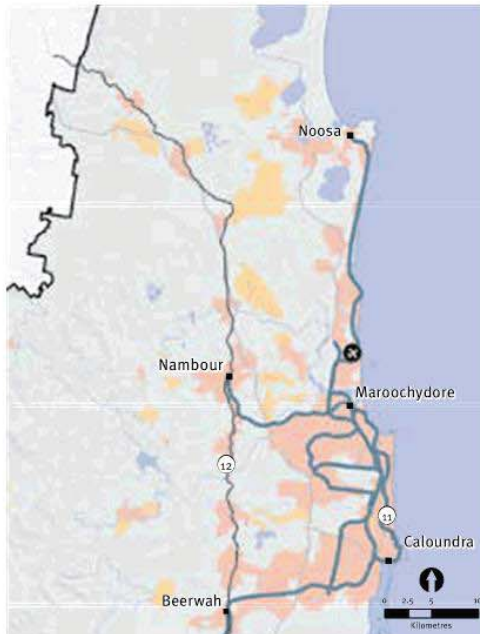
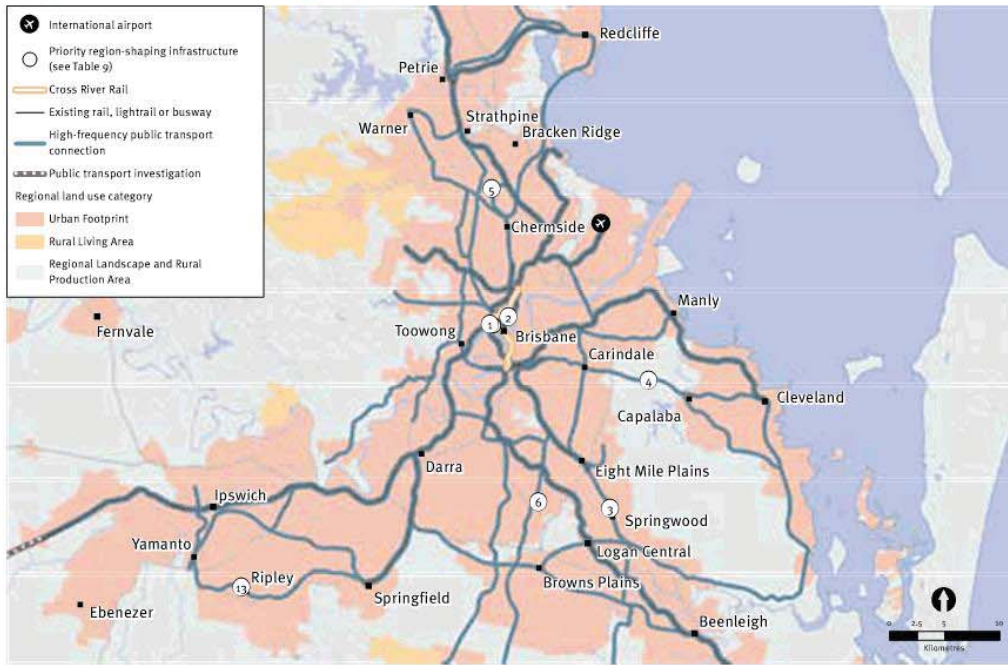
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Map 4 Connect – Strategic public transport system 2041



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Map 4a Connect – Strategic public transport system 2041



This map is not intended for reference to specific parcels of land and is to be treated as indicative only. The map should also be used in conjunction with the copyright information on the inside cover of the publication.

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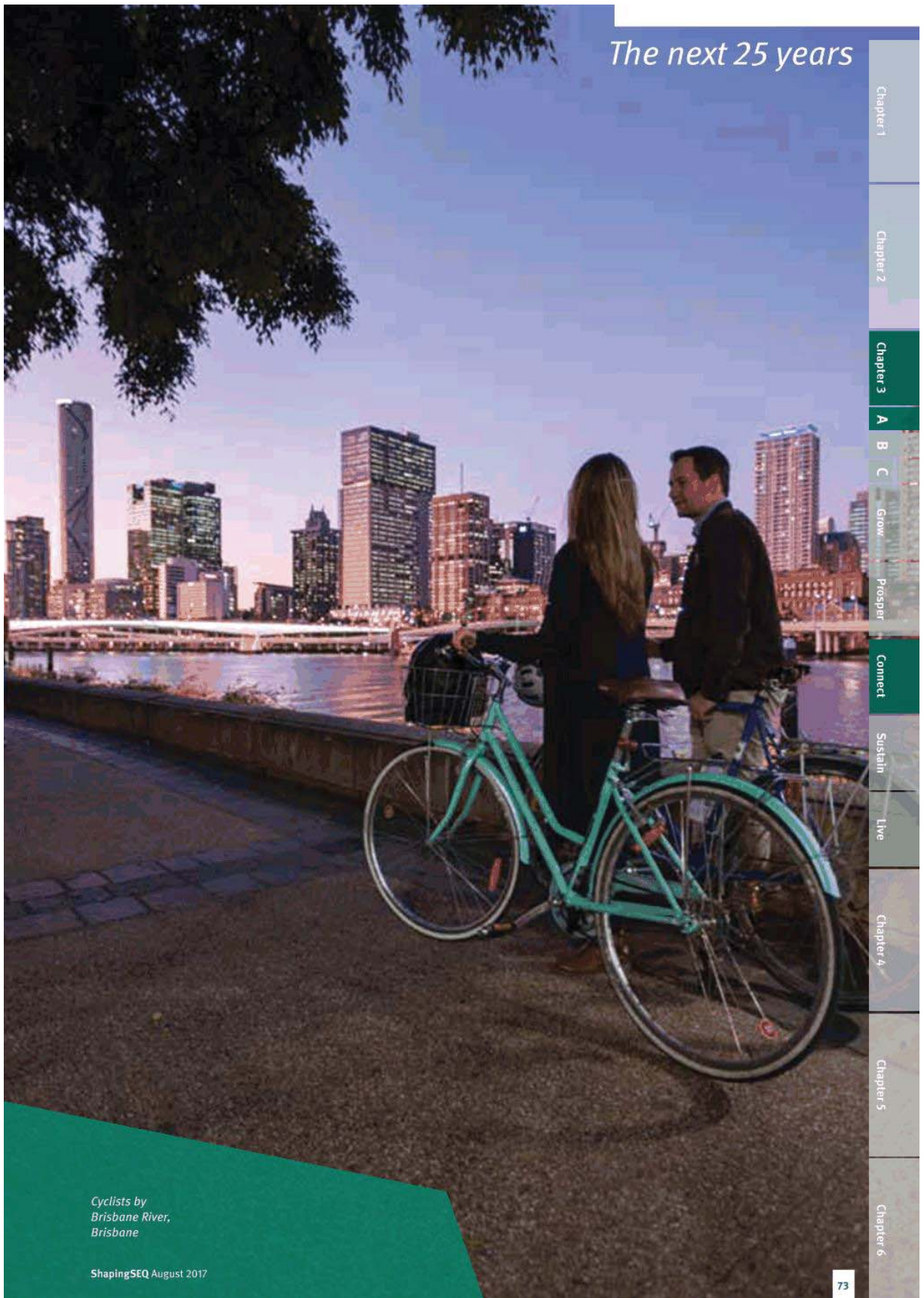
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Map 4b Connect – Strategic road and freight system 2041





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Table 9: Priority region-shaping infrastructure

No.	Infrastructure priority	Relationship to regional policy
1	Cross River Rail	Significantly increases the regional rail network's capacity. Facilitates employment growth, delivers economic agglomeration benefits for the region, and supports residential <i>consolidation</i> and future rail links to planned <i>expansion</i> areas.
2	Options for improved inner-city distribution (to complement Cross River Rail), including Brisbane Metro	Supports employment growth in the capital city centre, economic agglomeration benefits for the region and residential <i>consolidation</i> in Brisbane. Enhances growth and intensification of Capital City REC.
3	South East Busway extension to Springwood (as busway or other priority corridor)	Supports increased dwelling densities and employment growth, e.g. around any new busway stations, and more accessible and efficient public transport.
4	Eastern Busway extension to Carindale and Capalaba (as busway or other priority corridor)	Busway extension to Springwood enhances growth and intensification of Pacific Motorway REC.
5	Northern Busway extension to Bracken Ridge (as busway or other priority corridor)	
6	Enhance the high-frequency public transport connection between Browns Plains and the South East Busway	
7	Provide frequent public transport services to planned major expansion growth areas: ▲ Caboolture West ▲ Yarrabilba	Supports increased take-up of planned <i>expansion</i> areas, including higher densities close to any planned stations.
8	Dedicated Rail Freight Corridor between Acacia Ridge and the Port of Brisbane	Supports increased capacity to manage freight through the Port of Brisbane and increased economic activity in the region generally. Enhances growth and intensification of the Australia TradeCoast REC and potentially a number of other REC including: ▲ Western Gateway REC ▲ South western component of the Ipswich REC ▲ South West Industrial Corridor REC ▲ Yatala–Stapylton–Beenleigh REC.
9	Extension of light rail from Broadbeach to Coolangatta	Supports increased dwelling densities and employment growth, e.g. around any new light rail stations, and more accessible and efficient public transport.
10	New high-frequency public transport connection linking Broadbeach via Bond University to Robina	
11	High frequency public transport services from Maroochydore to Caloundra to Beerwah	Supports increased dwelling densities and employment growth, e.g. around any new public transport stations, and more accessible and efficient public transport. Supports increased take-up of planned <i>expansion</i> areas, including higher densities close to any planned stations.
12	Beerburum to Nambour Rail Upgrade Project	Relieve pressure on the strategic road network and will improve freight efficiency.

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No.	Infrastructure priority	Relationship to regional policy
13	Ipswich to Springfield Public Transport Corridor (including the extension of the public transport corridor to Ripley Valley)	Supports increased take-up of <i>expansion</i> areas, including higher densities close to any planned stations. Reduces demand on Ipswich Motorway.
14	Toowoomba Second Range Crossing	Takes heavy freight traffic out of the centre of Toowoomba, supporting higher density, inner urban renewal and improved liveability. Supports greater efficiency and economic growth through a dedicated freight corridor that bypasses the Toowoomba town centre.
15	The Melbourne to Brisbane Inland Rail	Supports increased capacity to manage freight through SEQ generally and specific opportunities in major enterprise and industrial areas in Scenic Rim, Ipswich, Lockyer Valley and Toowoomba such as Toowoomba Enterprise Hub (Charlton Wellcamp). Potentially enhances existing RECs or catalyse new RECs. Allows for long-term intent for an improved passenger rail connection between Brisbane and Toowoomba.
16	Salisbury to Flagstone Passenger Rail (following the Salisbury to Beaudesert Corridor)	Supports increased take-up of planned <i>expansion</i> growth, including higher densities close to any planned stations.
17	Bromelton North–South Arterial Road, as part of the Mount Lindesay Highway upgrade	Supports the movement of freight traffic to the Bromelton State Development Area and supports greater efficiency and economic growth through a dedicated freight route that bypasses the Beaudesert town centre.

The criteria used to determine the above region-shaping infrastructure is provided in ShapingSEQ Background paper 3: Connect.



Freight vehicle at Lytton Industrial Estate, Brisbane

ShapingSEQ August 2017

CHAPTER 3 *The next 25 years*

Integrating *ShapingSEQ* and State Infrastructure Plan

ShapingSEQ provides strategic direction through integrated land use and infrastructure planning to deliver a sustainable, prosperous and liveable region.

Integrated land use and infrastructure planning ensures infrastructure constraints and capacity guide land use decisions, and desired land use outcomes are supported by infrastructure. State Infrastructure Plan (SIP) (Part B) updates will be informed by *ShapingSEQ*.

ShapingSEQ was prepared in collaboration with local governments, key industry groups and the wider community to ensure the aspirations of all regional stakeholders were considered. The role of the SEQ Regional Planning Committee has been broadened to oversee the alignment of state and local government priorities.

Further information on the integration of *ShapingSEQ* and the SIP is provided in Chapter 4.

Figure 17 illustrates the relationship between *ShapingSEQ* and SIP. Table 10 compares SIP's principles with *ShapingSEQ*.

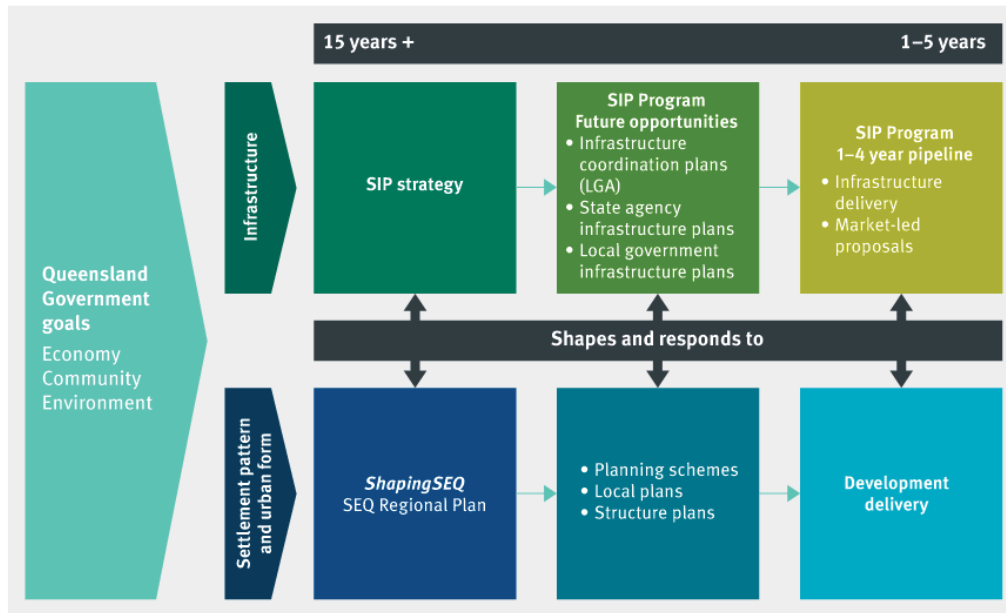


Figure 17: *ShapingSEQ* and SIP relationship

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Table 10: SIP principles

SIP principles	ShapingSEQ response
Making better use of our existing infrastructure and being smarter in how we plan to cater for growth	<ul style="list-style-type: none"> ▲ Improve frequency and level of service of the strategic transport system. ▲ Focus on locations with spare capacity in existing infrastructure or those which can be cost-effectively augmented. ▲ Increases in residential <i>consolidation</i> to allow for better access to employment via activity centres and high-frequency passenger transport. ▲ New urban growth areas leverage existing infrastructure and plan to maximise use of public and active transport.
Better integration of land use planning, infrastructure and economic planning for a united approach	<ul style="list-style-type: none"> ▲ Transport and data linkages within and between RECs to support economic interactions. ▲ Public transport networks integral to accommodate growth and facilitate access to and between employment areas. ▲ Focusing on <i>consolidation</i> allows more people to live near public transport and employment. ▲ Informed by <i>ShapingSEQ</i> priorities, outcomes delivered through Infrastructure Coordination Plans, Regional Transport Plans and other agency infrastructure plans. ▲ SEQ City Deal and the Cross River Rail Economic Development Investment Plan recognised as major implementation actions. ▲ Consistent growth assumptions support coordination of infrastructure planning at regional, sub-regional and local levels.
Enabling greater innovation and market-led responses in our future challenges	<ul style="list-style-type: none"> ▲ Articulates region-shaping infrastructure priorities that are open to market-led responses. ▲ Innovation in how the region-shaping infrastructure needs are serviced. ▲ Encourages better integration of land use and transport project planning to optimise value creation, with the gains shared to more effectively fund and finance infrastructure.

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Buranda busway station, Brisbane

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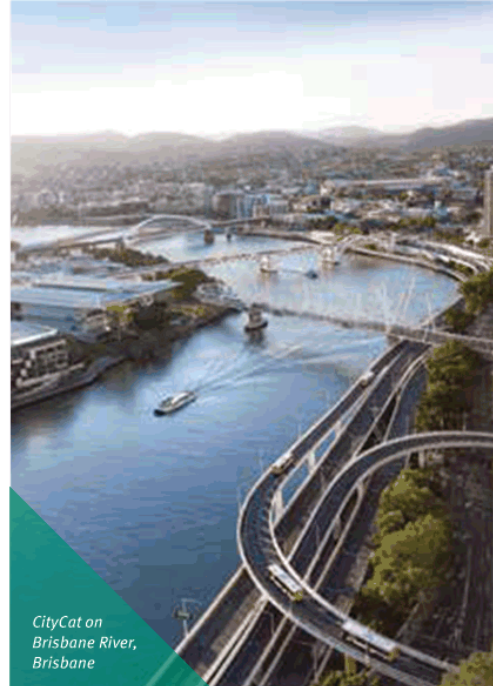
Building a quality public transport network

Moving people efficiently and sustainably is a priority for *ShapingSEQ* in achieving its economic, environmental and social outcomes.

To support these outcomes, Goal 3: Connect gives priority to delivering a network of connected, high-frequency public transport services to encourage increased use of public transport. Connect Maps 4 and 4a show the high-frequency public transport system to 2041 and outlines the geographic distribution of high-frequency public transport services to support population growth in *consolidation* and *expansion* areas.

Greater use of public transport depends on significant behaviour change. Influencing such behaviour change depends on having in place reliable, high-frequency services across a well-connected network.

ShapingSEQ identifies infrastructure priorities by identifying a network of high-frequency public transport services to support growth to 2041. Whether it is construction of new rail lines or installation of bus priority measures, knowing where high-frequency connections are planned will assist this process.



Regional Transport Plans

Regional Transport Plans (RTPs) are being prepared and delivered by the Department of Transport and Main Roads for each of its 12 districts. RTPs are being prepared for the Metropolitan District, North Coast District, South Coast District and Darling Downs District, which cover the SEQ region.

ShapingSEQ aims to integrate land use planning and the transport systems that move people and goods. Goal 3: Connect and its supporting elements and strategies recognise the importance of supporting the regional land use pattern with an integrated regional transport system.

This will support a system that prioritises passenger and active transport and the economic function of the transport network. The RTPs are being developed to guide transport planning and support these aspects of *ShapingSEQ* (Figure 18).

RTPs will tackle the transport challenges and set the region on a path to a sustainable transport system. To support this journey, the RTPs will build upon the regional vision and goals established in *ShapingSEQ*, guiding how we respond to future land use patterns, transport needs and technologies.



Figure 18: *ShapingSEQ* and RTPs

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Promoting active transport

ShapingSEQ promotes active transport as an effective means of connecting people with places locally, supporting healthy living, minimising impact on the environment and reducing congestion.

The Queensland Government's vision for cycling, as set out in the *Queensland Cycle Strategy 2011–2021*, is for more cycling, more often, on safe direct and connected routes.

Well-designed streets, paths and public spaces that provide physical separation from motorised traffic, way finding, adequate shade and amenities play an important role in encouraging people to walk and ride as an everyday activity.

Promoting active transport as a favoured, practical option in SEQ means prioritising connections to support walking and cycling so as to maximise accessibility to and from employment, educational institutions such as schools and universities, public transport stops and stations and centres (Figure 19).

Delivering a well-connected and safe active transport network occurs at a fine-grain level. An important tool in delivering active transport networks are Principal Cycle Network Plans, and accompanying Priority Route Maps, developed and regularly updated by the Department of Transport and Main Roads. These plans show the core routes needed to get more people cycling, more often.

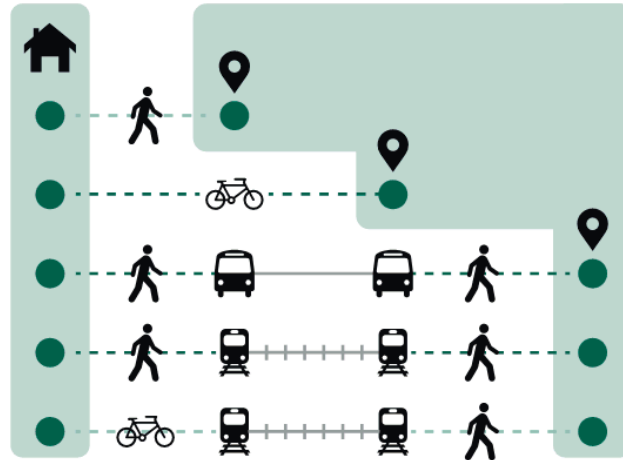
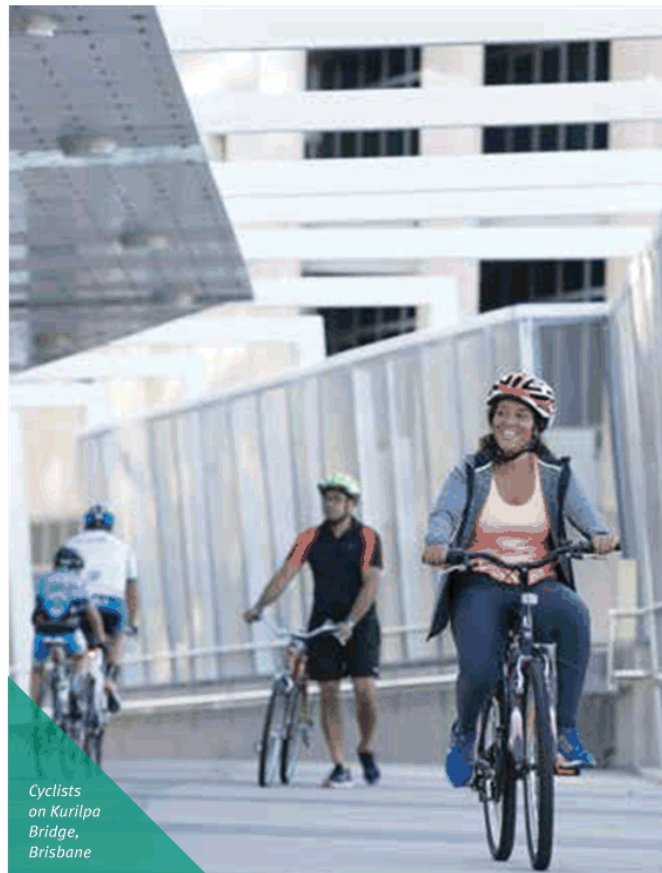


Figure 19: The many roles of active transport



Cyclists on Kurilpa Bridge, Brisbane

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GOAL 4: SUSTAIN

SEQ's biodiversity, natural assets and regional landscapes are protected and nurtured to sustain our region's strong and diverse communities. These communities are safe, fair, sustainable, resilient and prepared for climate change.

Together, our environment and communities will ensure future generations enjoy a high-quality of life and affordable living options.

Context

ShapingSEQ is based on the understanding that our region relies on its environmental assets to support our communities and lifestyles. In turn, more socially successful communities support our economy.

SEQ's communities depend on their natural assets and regional landscapes to support their lifestyles. *ShapingSEQ* recognises the need to identify, protect and manage these values to ensure they continue to contribute to the region's liveability, health and economy.

SEQ's rich mix of natural assets include:

- ▲ Moreton Bay (Quandamooka) including Moreton Island (Mulgumpin), North Stradbroke Island (Minjerrabah), the Southern Moreton Bay Islands and South Stradbroke Island
- ▲ marine waters and ecosystems such as coral reef
- ▲ rich and diverse plants and animals including critical habitat for endangered species
- ▲ waterways, wetlands and estuaries including the southern portion of the Great Sandy Strait and Cooloola Coast
- ▲ dunes and beaches
- ▲ coastal wetlands and mangroves
- ▲ lush rainforest, tall forests, woodland and grasslands
- ▲ mountain ranges including Gondwana rainforest
- ▲ highly fertile and arable agricultural soils
- ▲ cultural and iconic landscapes such as the Glass House Mountains.

Koalas are an iconic species that require increased attention and action from government, industry and the community to ensure their long-term survival. *ShapingSEQ* puts strategies in place to improve koala conservation and identifies the need for a new effective SEQ koala conservation strategy.

Our regional landscapes contain a wide range of values, including biodiversity, rural production, natural economic resources, scenic amenity, cultural landscapes and outdoor recreation. These values contribute to SEQ being one of the most biodiverse and liveable regions in Australia.

Responding to global megatrends about increased urbanisation, the growing spatial divide, resource dependency, pressure on biodiversity, and climate change and disaster resilience.

As development in SEQ has expanded, our natural assets have experienced increasing pressure from population growth and land clearing. Fragmentation and degradation of natural corridors and habitats has resulted in significant decline of certain species. Climate change will also increase pressure on the health of these natural assets.

ShapingSEQ recognises the need to identify and protect our natural assets, to build resilience in habitats and species to deal with climate impacts and to re-connect wildlife habitat corridors across the landscape.

It also recognises relevant international environmental agreements and conventions relevant to land use planning in SEQ including the Ramsar Convention on Wetlands of International Importance and the World Heritage Convention Concerning the Protection of the World Cultural and Natural Heritage.

Cultural heritage is important to Aboriginal and Torres Strait Islander people as it provides present and future generations with a sense of identity and connection to Country. Traditional Owners in SEQ have an important role to play in sustainable management of the region's cultural heritage landscapes.

The region also has a strong history of voluntary community action, supported by industry and government investment. Engaging and supporting the community to achieve regional goals by planning, implementing and monitoring local actions is a key to creating and maintaining sustainable communities.

The strategies outlined in the following section provide further guidance on the values that are important for SEQ's long-term sustainability, how to maximise its lifestyle opportunities, and how those opportunities will be delivered spatially.

Planning for growth and change in the region provides opportunities for productive, happy, healthy, meaningful lives for individuals and communities.

For further information, see *ShapingSEQ Background paper 4: Sustain*.



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Elements and strategies

<p>Element 1: Aboriginal and Torres Strait Islander peoples</p> <p>Aboriginal and Torres Strait Islander peoples are engaged and their culture is respected and reflected in planning for the region.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Recognise and reflect the economic and social needs of Aboriginal and Torres Strait Islander communities in land use planning through consultation and engagement with those communities. 2 Recognise and reflect the procedural rights of Traditional Owners to be consulted at the outset and involved in land use planning for matters that may affect their rights. 3 Engage Traditional Owners to enable their cultural knowledge and connection to land and seascapes to be included in planning for communities and the sustainable management of cultural and natural resources (Map 5a and Table 11a).
<p>Element 2: Biodiversity</p> <p>The regional biodiversity network is protected and enhanced to support the natural environment and contribute to a sustainable region.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Protect regional biodiversity values, and the ecological processes that support them, from inappropriate development (Map 5b and Table 11b). 2 Maintain and enhance the value and connectivity of regional biodiversity corridors to optimise biodiversity conservation outcomes (Map 5b and Table 11b). 3 Avoid fragmentation of regional biodiversity corridors and rehabilitate degraded areas to maintain habitat and support fauna movement. 4 Focus coordinated planning, management and investment, including offset delivery, in the regional biodiversity network.
<p>Element 3: Koala conservation</p> <p>A network of interconnected koala habitat is maintained to sustain SEQ's koala population over the long-term.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Identify and protect areas to support viable koala populations that are distributed widely across SEQ in rural, rural residential and urban landscapes. 2 Focus coordinated planning, with management and investment programs, to maintain and enhance the extent and quality of koala habitat and the viability and abundance of koalas across the region.
<p>Element 4: Regional landscapes</p> <p>Regional landscape values and functions are sustainably managed and provide social, environmental, cultural and economic benefits to the region.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Protect the values of inter-urban breaks, while providing for a range of activities compatible with their predominantly rural or natural character (Map 5c and Table 11b). 2 Protect and rehabilitate culturally significant places in the regional landscape (Table 11b). 3 Protect regional scenic amenity areas from development that would compromise their value (Map 5c and Table 11b). 4 Protect and enhance the regional greenspace network, including through innovative approaches, to meet the recreational and outdoor needs of the community (Map 5c and Table 11b).
<p>Element 5: Water sensitive communities</p> <p>Water management in SEQ will use innovative approaches in urban, rural and natural areas to enhance and protect the health of waterways, wetlands, coast and bays.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Protect and sustainably manage the region's catchments to ensure the quality and quantity of water in our waterways, aquifers, wetlands, estuaries, Moreton Bay and oceans meets the needs of the environment, industry and community. 2 Plan for a water sensitive region by supporting innovation in water cycle management that increases the efficient use of water, security of supply, addresses climate change and manages impacts on waterways and Moreton Bay.

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<p>Element 6: Natural economic resources</p> <p>The region's natural economic resources are managed sustainably and efficiently to meet the needs of existing and future communities.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Conserve agricultural areas, including those which provide communities with an affordable supply of fresh food, food security and export earning potential (Map 5d and Table 11b). 2 Protect and manage the region's limited extractive resources, such as sand and quarry rock, to ensure the ready availability of construction materials to support cost-effective development into the future (Map 5d and Table 11b). 3 Protect and enhance the region's native and plantation forests in the Regional Landscape and Rural Production Area. 4 Protect, enhance and sustainably manage estuarine and freshwater habitats to sustain fish stock levels and maximise fisheries production for the ongoing benefit of the environment and community. 5 Protect the region's drinking water catchments and aquifer recharge areas from inappropriate development to avoid compromising the delivery of a safe, secure and cost-effective drinking water supply (Map 5d and Table 11b).
<p>Element 7: Health and wellbeing</p> <p>Communities are designed and supported by social infrastructure and natural assets to provide healthy, liveable places that promote mental and physical wellbeing.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Design communities to be walkable, attractive and comfortable, and have high-amenity environments consistent with the elements and strategies of the 'Live' theme. 2 Ensure that all communities have adequate and appropriate social infrastructure. 3 Protect areas that supply high levels of ecosystem services from inappropriate development and other irreversible impacts. 4 Ensure the community has adequate access to sport and recreation opportunities that use the region's natural assets sustainably and do not compromise the region's biodiversity values. 5 Enhance community connections through investment in arts, recreation, education, health, public safety and social housing facilities.
<p>Element 8: Fairness</p> <p>Communities are places where people can access transport, education, jobs, services, green space, and family and friends in a way that is fair and equitable to all.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Ensure communities have suitable access to frequent and reliable public transport, as well as walking and biking options, to allow access to employment, education and services locally and more broadly. 2 Identify social needs through the land use and infrastructure planning process to address socio-economic disadvantage. 3 Provide various affordable living options, accounting for the cost of housing and transport, and also consider household energy and the real costs to the broader community. 4 Engage communities in land use planning processes.
<p>Element 9: Climate change</p> <p>The effects of climate change are managed to optimise safety and resilience for communities and the natural environment.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Reduce greenhouse gas emissions by adopting patterns of urban development that reduce the need and distance to travel and that encourages the use of active and public transport. 2 Incorporate affordable renewable energy, low emissions technology and energy efficiency measures into the planning and development of communities, buildings and transport systems. 3 Support local strategies that contribute to the region's transition to a low carbon future and that implement effective climate change adaptation measures. 4 Enhance the resilience and capacity of natural assets to adapt to climate change and buffer people, infrastructure and biodiversity from the impact of extreme events. 5 Use disaster risk management planning, adaptation strategies and avoidance of exposure to high-risk areas to minimise SEQ's vulnerability to climate change impacts.

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Element 10: Safety

Communities are designed and equipped to be safe, hazard-resilient places.

Strategies

- 1 Design communities that acknowledge and appreciate diversity and provide interactive public and open spaces to cultivate a sense of place and community belonging consistent with the elements and strategies of the 'Live' goal.
- 2 Integrate community safety considerations into development design and delivery, including Crime Prevention Through Environmental Design principles.
- 3 Maintain and improve natural assets that can mitigate risks associated with natural processes, and hazards such as flooding, salinity, landslide and bushfire.
- 4 Use disaster risk management planning and adaptation strategies (such as the *Queensland Strategy for Disaster Resilience*), and avoidance of exposure to high-risk areas to minimise SEQ's vulnerability to development constraints and natural hazards.

Element 11: Affordable living

Communities have access to affordable living options which take into account the cost of housing, transport and associated infrastructure costs.

Strategies

- 1 Plan for a greater number and broader range of dwellings closer to jobs and services to support affordable living options.
- 2 Use the planning system to increase housing choice and diversity, and remove unnecessary regulatory costs.
- 3 Provide greater mobility and employment choices that support affordable living.
- 4 Promote an adequate and diverse supply of affordable housing in well-served locations.
- 5 Ensure that new development creates communities where residents can remain throughout their life and age in place.
- 6 Investigate opportunities to use state- and council-owned land in underutilised or inner-urban areas to provide affordable or social housing.
- 7 Explore innovative approaches to minimise resource use in new development.

Affordable living

Affordable living is about more than just the cost of housing. It takes into account a range of factors, including size, type and cost of housing we choose, how we move around and the resources we use (Figure 20).

The analysis used to inform *ShapingSEQ* showed that while houses on the outer fringe of urban areas can offer more affordable housing options, the journey-to-work costs increase the total cost of living to more than 30 per cent of total household incomes in some areas.

Alternatively, some areas closer to well-established centres offer less affordable housing options but have significantly lower journey-to-work costs, making the total cost of living as low as 15 per cent of total household incomes.

ShapingSEQ aims to achieve more affordable living by encouraging jobs close to where people live, promoting more housing close to jobs and supporting the delivery of critical transport infrastructure connecting the two.

Further analysis of this concept as it relates to SEQ is provided in the *ShapingSEQ Background paper 4: Sustain*.

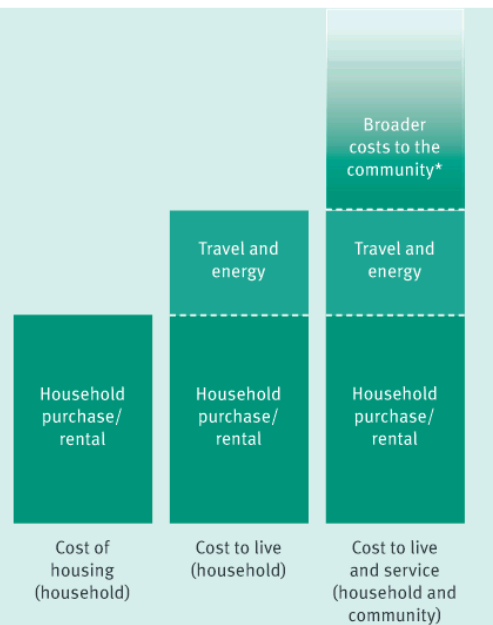
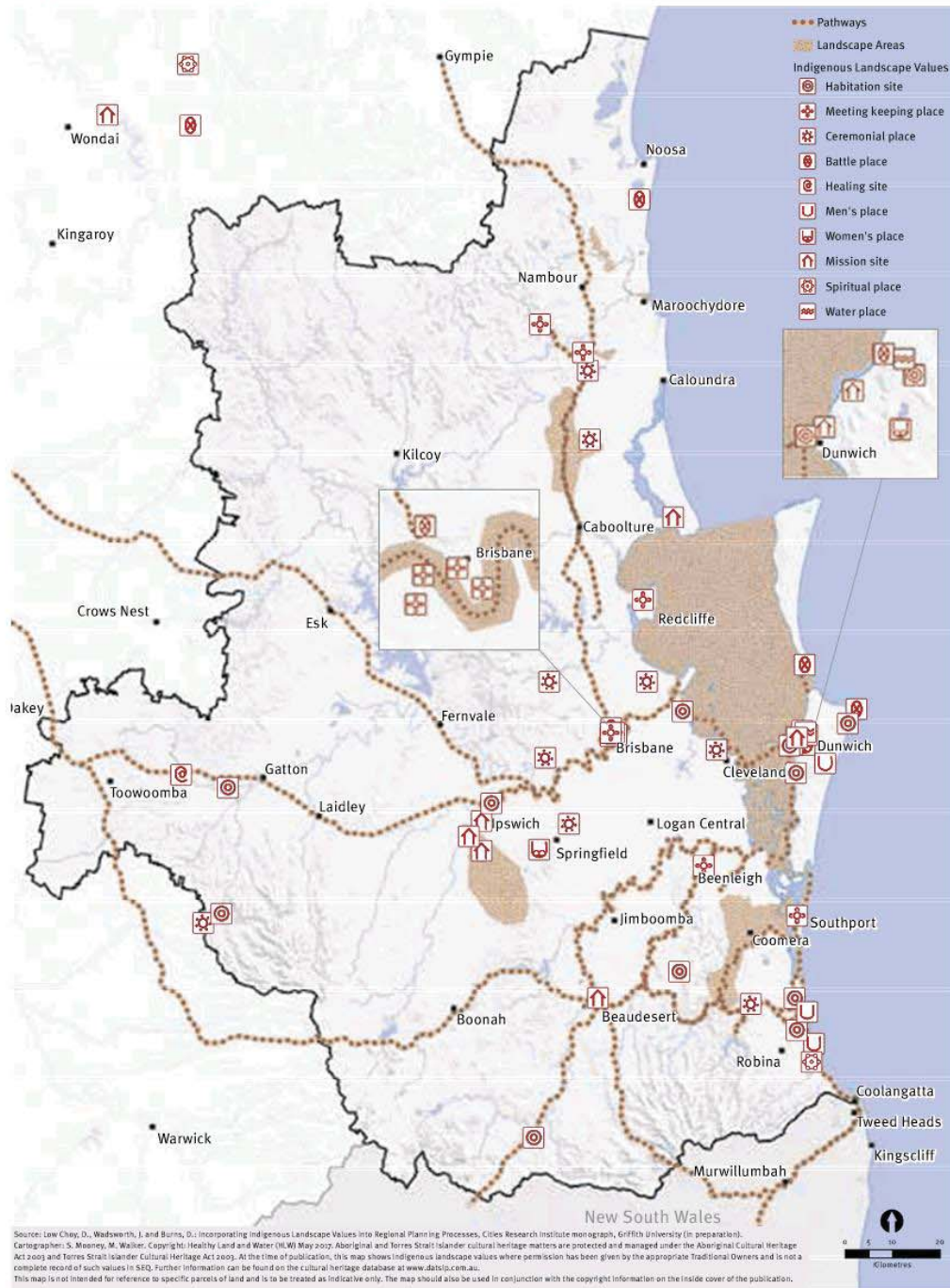


Figure 20: Affordable living factors
* Infrastructure funded by government and not recouped through infrastructure charging arrangements.

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Map 5a Sustain – Indigenous landscape values



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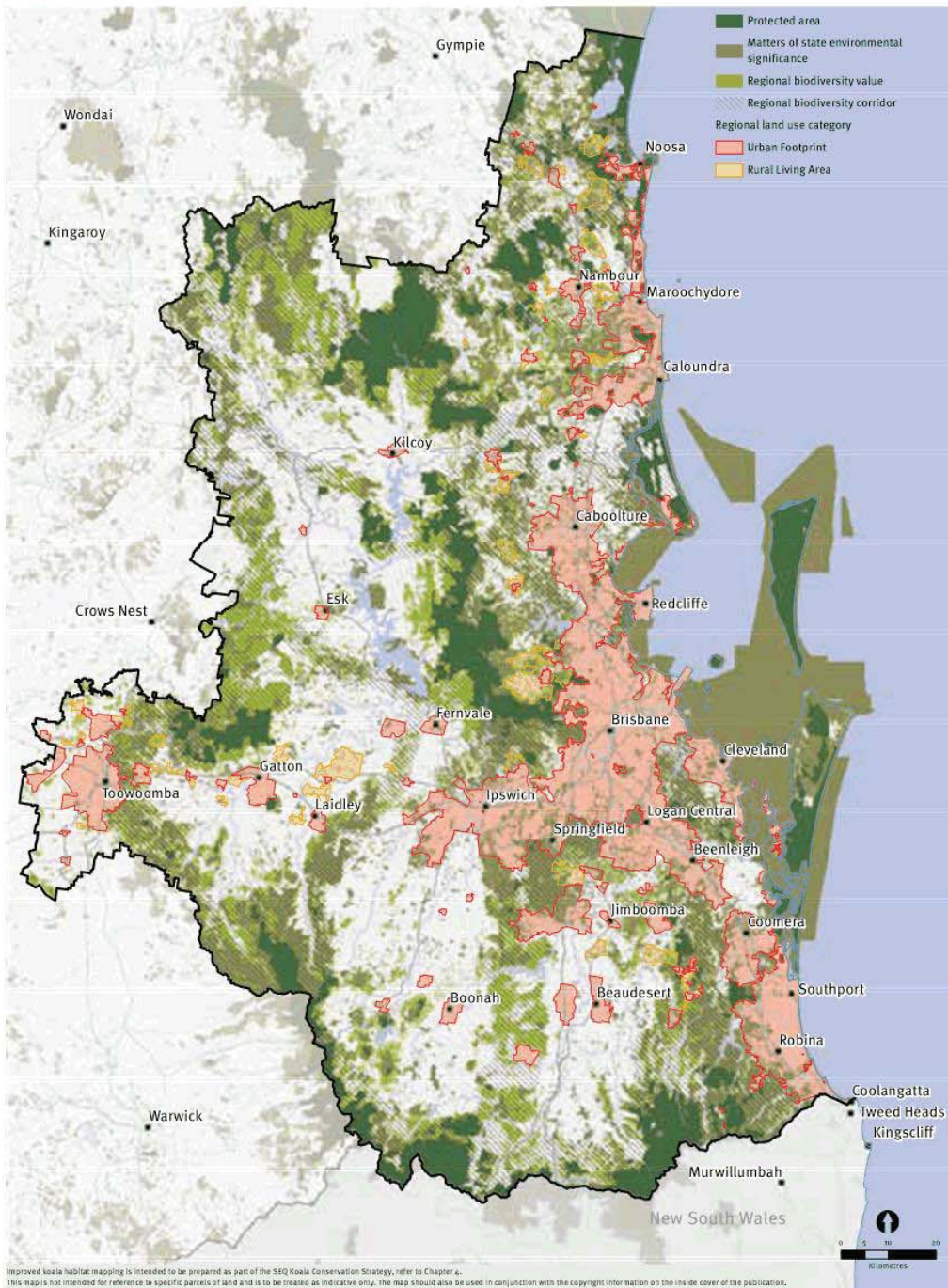
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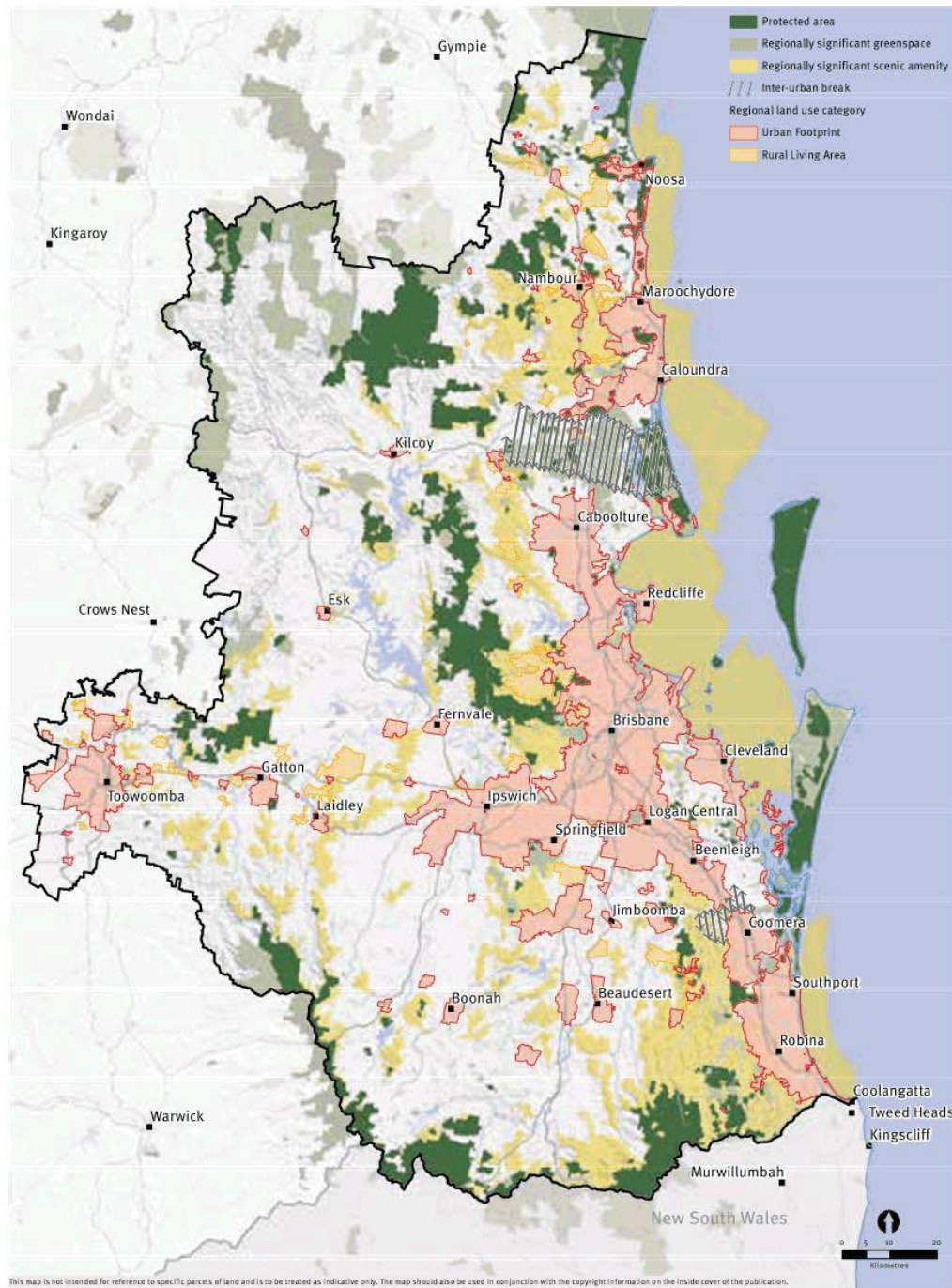
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Map 5b Sustain – Regional biodiversity network



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Map 5c Sustain – Regional landscape values

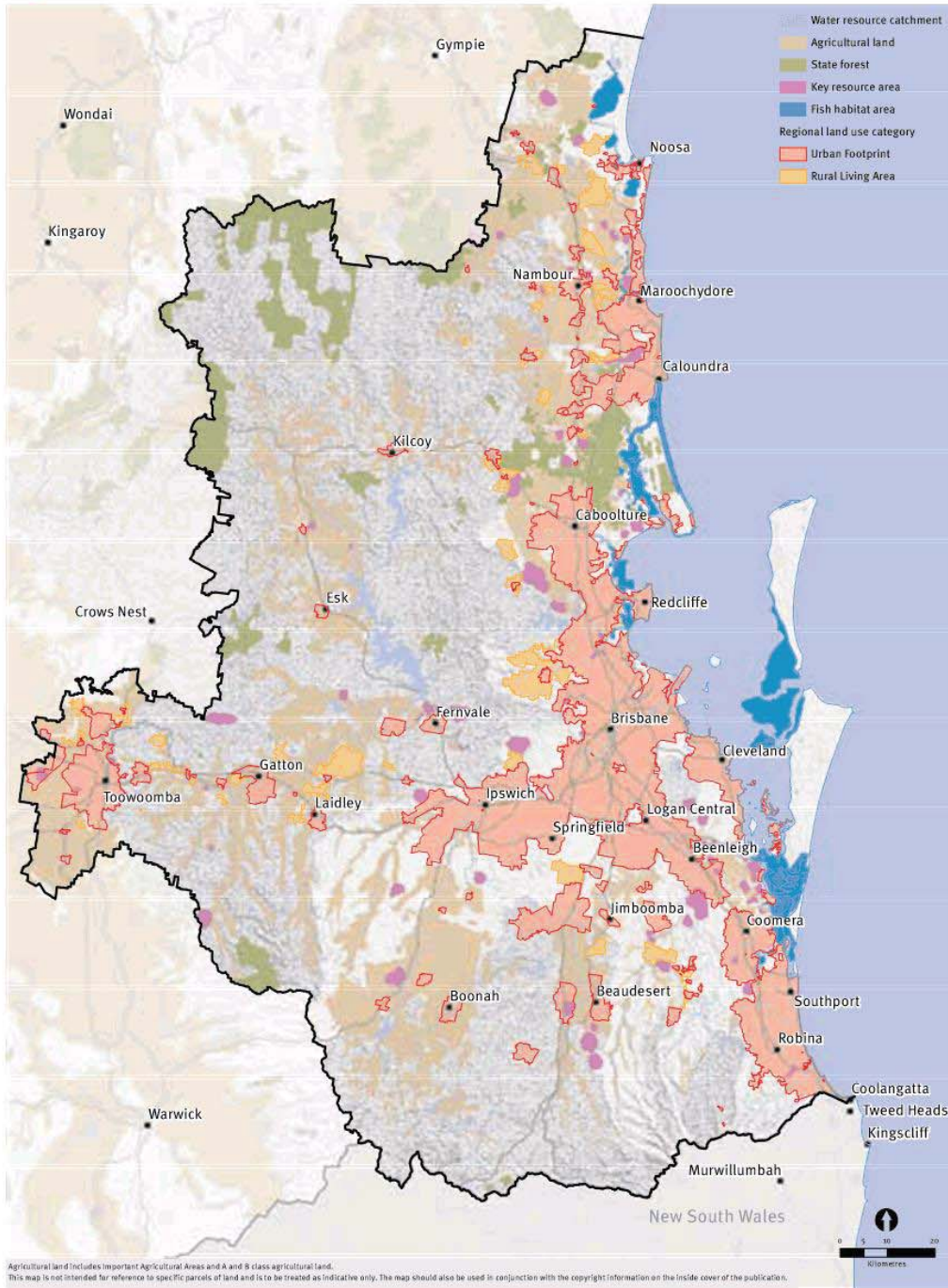


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Map 5d Sustain – Natural economic resource areas



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Table 11a: Indigenous landscape values

Indigenous landscape values (Map 5a)	
Landscape areas that hold cultural, spiritual and environmental significance for Indigenous peoples and Traditional Owners.	
Indigenous landscape values	Boundaries, pathways, totemic and iconic species, food and medicinal species, spiritual landscapes, women’s and men’s places, ceremonial places, battle sites, meeting and keeping places, healing places, mission sites, habitation sites and water places that can be mapped with the appropriate permission. Additional cultural resource values to be identified and managed in consultation with appropriate Traditional Owners and through the Cultural Heritage Database (www.datsip.qld.gov.au). Landscapes that contain these elements are often overlapped by contemporary non-Indigenous (European) landscape planning or require additional consideration.

Table 11b: Landscape areas and natural assets

Landscape area or natural assets	Definition
Regional biodiversity network (Map 5b)	Natural assets that contribute to the maintenance of ecological processes and biodiversity at a regional scale that are critical for the environment, society and economy. The relationship between these assets forms an important ecological network that contains matters of state environmental significance as well as regional biodiversity values, reflecting SEQ’s status as a highly biodiverse metropolitan region. The natural assets that make up this network consist of the following components.
Matters of state environmental significance	Matters of state environmental significance (MSES) as defined by the SPP. Note: Where possible, MSES is indicatively shown on the SPP Interactive Mapping System.
Regional biodiversity values	Regional biodiversity values have been mapped in SEQ and identify: <ul style="list-style-type: none"> ▲ large tracts of vegetation ▲ aquatic connectivity ▲ areas of species richness and diversity ▲ areas of ecosystem representation and uniqueness ▲ climate adaptation zones and refugia. These values (further defined on page 90) are critical at a regional level to enable the protection of interacting ecosystem functions and their associated species and diversity. These values are to be investigated and refined by local government for protection as matters of local environmental significance (MLES). This is in addition to protecting those areas identified as having MSES. These areas are important as they contribute to an ecologically sound and resilient regional network of habitats and corridors.
Regional biodiversity corridors	Regional biodiversity corridors connect or improve connectivity through targeted rehabilitation of natural assets, including between existing areas of MSES or regional biodiversity values; they are important for the resilience of the region. These corridors are to be investigated and refined by local government for consideration as MLES where MSES does not already exist. Note: Corridors mapped within the Urban Footprint follow existing natural landforms such as waterways e.g. Pine River to Hays Inlet.
Koala habitat	Areas of remnant vegetation and regrowth supporting regional ecosystems known to contain koala habitat values. The range of koala habitat values, based on the latest information, will be identified through improved koala habitat mapping, which is intended to be prepared as part of the SEQ Koala Conservation Strategy. Refer to Chapter 4.

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Landscape area or natural assets	Definition
Regional biodiversity values are further defined below.	
Large tracts of vegetation	Large intact areas of high ecological integrity which contain many ecosystem functions contributing to the region's ongoing biodiversity. Benefits: Large viable areas of vegetation sustain viable populations of native flora and fauna, and buffer the region from extreme events and the impacts of climate change.
Terrestrial connectivity	Vegetation that allows for the interaction between large intact areas. Benefits: Allows for movement, breeding opportunities and genetic diversity of the fauna and flora within the large intact areas. Includes proximity and stepping stone vegetation.
Areas of high species richness and diversity	Areas that support a broad range and large populations of the region's species. Benefits: Maintenance of unique ecological and often highly biodiverse environments.
Areas of ecosystem representation and uniqueness	Areas that support a broad representation of the region's ecosystems, all with their own different set of functions that contribute to overall regional biodiversity. Benefits: Resilience and economic opportunities for tourism and pharmaceutical and other industries.
Climate adaptation zones and refugia	Large tracts and corridors that contain refugia, i.e. areas in the landscape buffered from extreme weather by features such as dense leaf cover, hills and gullies, and permanent water bodies. Benefits: Enhanced resilience and capacity to adapt to climate change impacts.
Aquatic connectivity	Aquatic areas that have appropriate connectivity between other wetlands. Benefits: Habitat, refugia, water purification and groundwater recharge for the environment and other uses such as agriculture.
Regional landscape values (Map 5c) Areas with the highest confluence of multiple regional landscape values and ecosystem services. Benefits include concentration of multiple landscape values, functions, ecosystem services and community benefits.	
Scenic amenity areas	Landscape areas identified by the SEQ regional amenity methodology as having scenic amenity value. Benefits: Physical and mental health and wellbeing, tourism, sense of place and community cohesion.
Inter-urban breaks	Non-urban areas that differentiate major urban development areas. Benefits: Enhanced community and sub-regional identity and sense of place, definition of landscape corridors, agriculture and forestry; potential provision of land for public recreation and other ecosystem services close to population centres. Note: Refer to sub-regional directions for identification of inter-urban breaks.
Culturally significant places	Places which are important for preserving non-Indigenous sociocultural and historic connections. These include those places listed on the Queensland Heritage Register and considered under the SPP. For more information on heritage sites listed on the Register visit www.qld.gov.au/environment/land/heritage/register .
Regional greenspace network	Publicly owned or managed land that the community generally has a legal right to access. Regional recreation trails also form part of the regional greenspace network. Trails can offer excellent recreation opportunities to families, bicycle tourists, mountain bike riders, historical enthusiasts, horse riders and walkers. Benefits: Improved community health and wellbeing through physical activity, direct experience of landscapes and nature, social interaction, increased employment and liveability. Note: Refer to sub-regional directions for identification of regional greenspace networks.

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Landscape area or natural assets	Definition
Natural economic resource areas (Map 5d) Landscape areas that support agriculture, rural industries, forestry, fisheries, extractive resources, minerals and water supply.	
Agricultural land	Important agricultural resources, including Agricultural Land Classification (classes A and B), and Important Agricultural Areas. This mapping supports and strengthens the state interest for agriculture, particularly the guidelines to avoid or mitigate irreversible impacts.
Key resource areas	Extractive resources such as sand, gravel, rock, clay and soil. This supports the state interest in mining and extractive resources. For the most up to date information on key resource areas, refer to the SPP and associated mapping.
Fish habitat areas	Selected inshore and estuarine fish habitats to be protected to sustain local and regional fisheries. All habitat types (e.g. vegetation, sand bars and rocky headlands) within a declared Fish Habitat Area are protected equally from direct physical disturbance and coastal development. This supports and strengthens the <i>Fisheries Act 1994</i> .
Forestry	Includes state forest and timber reserve areas, and other state land available for the supply of timber and other forest products.
Water resource catchments	Catchments (including aquifer recharge areas) that supply water for human consumption, intended primarily for drinking, whether or not the water is used for other purposes.



Woodlands of Marburg, Ipswich

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*The next 25 years***GOAL 5: LIVE**

Responding to global megatrends about the increased urbanisation; the growing spatial divide; health, aging and changing preferences; and global connectedness.

SEQ is a region of great places that respond to our outstanding climate based on good design that creates an urban form delivering year-round outdoor and energy-efficient living in a leafy, subtropical landscape.

Context

This theme is all about achieving better design and place-making outcomes in SEQ.

As the region grows and we seek to accommodate more people in our urban environments, the value of high-amenity urban places will become increasingly important. Good design will be fundamental to creating these places.

SEQ's subtropical climate contributes greatly to the quality of life we enjoy. SEQ is one of the few places in the world that supports outdoor living all year round. Good design allows us to take advantage of this comfortable climate and to create places where we can live close to nature in buildings that use less energy. This contributes to an affordable and healthy lifestyle for all.

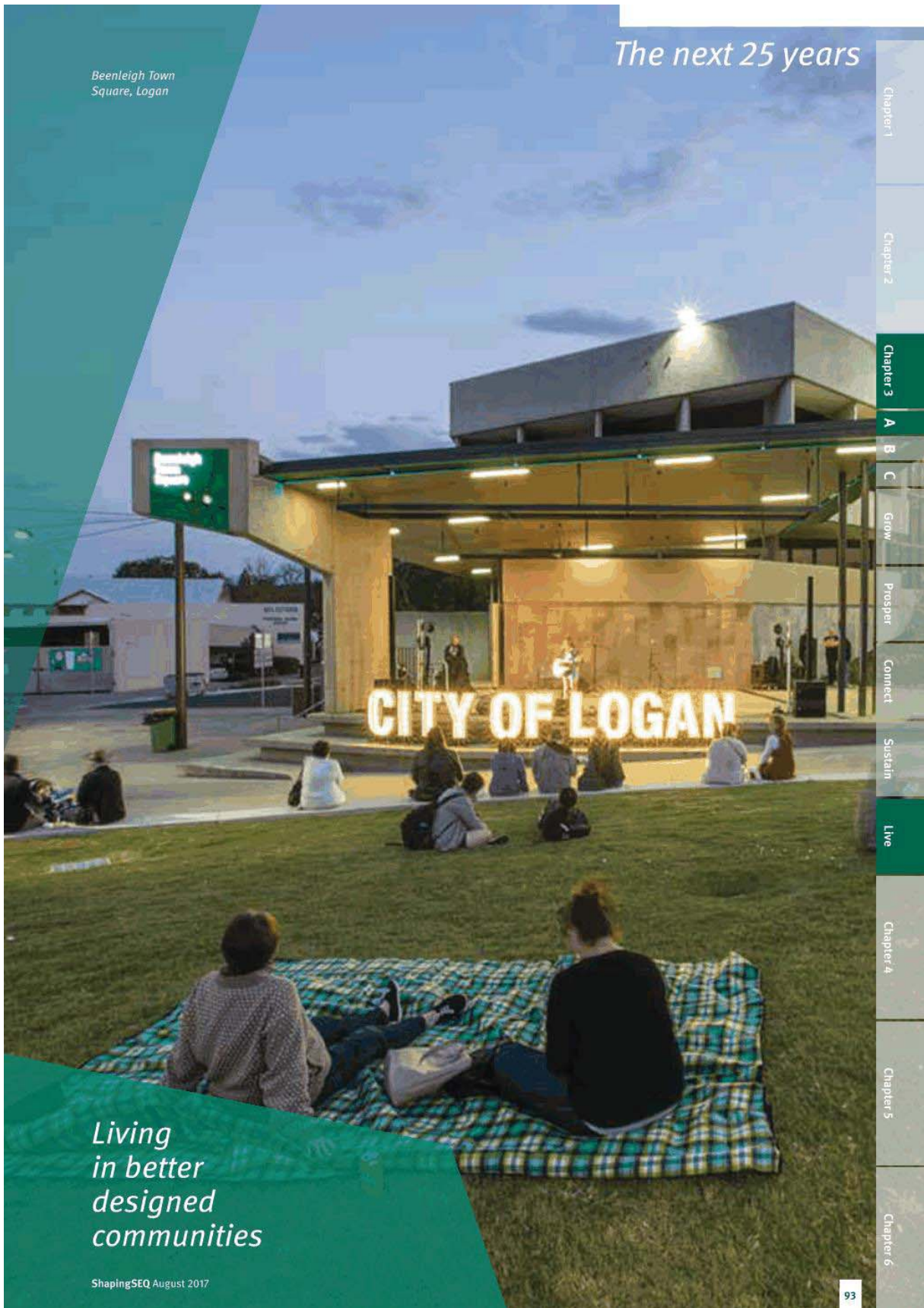
SEQ's distinctive vegetation allows us to create places that are instantly recognisable and part of our landscape heritage. It also provides access to trees and green areas in urban environments that improve our physical and mental wellbeing.

Well-planned and maintained urban greening supports community health and well-being, as well as urban wildlife and flora. It can also help manage stormwater quantity and quality, contribute to air quality, reduce urban heat island effect, promote urban food production, enhance views, and increase visual privacy between buildings.

Trees, green spaces and waterways help create a strong sense of place, and are essential to the healthy ecology of subtropical places and their communities.

The Live goal explores critical considerations for creating enjoyable, diverse and attractive subtropical places that will continue to contribute to SEQ's unique lifestyle. It recognises the value of design and place-making in shaping distinctive and positive communities, and the role of amenity in the lives we lead. Combined, these two factors underpin liveability.

For further information, see *ShapingSEQ Background paper 5: Live*.



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Elements and strategies

<p>Element 1: Valuing good design</p> <p>Great subtropical and temperate design underpins SEQ urban places.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Ensure high-quality design for all development, particularly higher densities. 2 Deliver well-designed development in accordance with QDesign and QCompanion (see Chapter 4 for further information). 3 Ensure good quality design is embedded in the planning system.
<p>Element 2: Working with the weather</p> <p>SEQ's climate-derived character delivers new models of subtropical, energy-efficient living.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Orient urban form to optimise user comfort naturally and provide low-energy, low-cost living. 2 Create indoor and outdoor spaces that provide easy access to comfortable outdoor living throughout the year. 3 Create urban places that contribute to activity and life on the street through building layout design and architectural features. 4 Promote adaptable living spaces for climatic comfort by providing movable elements, such as windows that open and bi-fold doors.
<p>Element 3: Inspiration from local character</p> <p>The communities of SEQ demonstrate a strong respect for their heritage, distinct context and local character.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Identify and conserve local landscape, heritage and cultural assets, including Indigenous landscape values, and where appropriate, integrate or adaptively re-use them in building, streets and spaces. 2 Work respectfully with natural topography to create development that contributes positively to the environmental and visual experience of a place. 3 Explore the appropriate use of building materials to create contemporary design that adds to a local area's character and diversity. 4 Work with the characteristics, traditions and values of the local community to create a distinctive local character and contributory community value.
<p>Element 4: Working with natural systems</p> <p>The liveability and sustainability of SEQ's urban environments are enhanced by incorporating urban greening networks.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Respect and add to local landscape character and ecological diversity to create places that demonstrate a strong respect for nature (for example, koala-friendly design protects, manages and helps integrate this threatened species). 2 Conserve and protect significant trees, plants of scale and significant species, as valuable community assets and use these features to enhance local character. 3 Use extensive native vegetation and large shade trees in public spaces and along streets to encourage walking and cycling, and comfortable use of the outdoors. 4 Work with the region's landscapes and waterways to deal with water management and urban heat island effects sustainably, provide urban-scale recreational resources and support small-scale urban food production by residents.
<p>Element 5: Creating legible and connected streets and spaces</p> <p>An integrated network of streets and spaces creates connectivity and supports economically vibrant communities.</p>	<p>Strategies</p> <ol style="list-style-type: none"> 1 Use existing streets and spaces to create places that are part of a well-connected network with simple and direct links. 2 Deliver a range of street and space scales that easily and comfortably accommodate the needs of all users. 3 Design streets and spaces to be fit for purpose, reflecting their role within the wider urban context. 4 Use appropriate vegetation, large trees and awnings in public spaces and along streets to provide shade and shelter for the community as places to spend time, whether for walking, socialising or riding a bike.

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Element 6: Embedding opportunities for adaptation and change

Buildings, streets and spaces have inbuilt flexibility and adaptability to accommodate new uses and users in the long-term.

Strategies

- 1 Provide facilities to enable communities to be more resilient and self-sufficient by embedding opportunities for food to be homegrown and water and energy to be locally sourced.
- 2 Create flexible buildings, streets and spaces that are capable of adapting to new uses and user needs over time.
- 3 Create places capable of accommodating individual needs throughout their whole life, adopting design principles to specifically address the needs of children, older people and people with disabilities.
- 4 Design places to be resource efficient, durable and low maintenance to reduce energy demand and therefore costs in construction and maintenance in the long-term.

Element 7: The power of place-making

Great place-making in SEQ creates and improves urban places and rural towns that successfully reinforce local and regional identity and create social and economic dividends for our communities.

Strategies

- 1 Support local government and community place-making efforts in urban areas and rural towns, to enhance SEQ's reputation for liveability, subtropical and temperate design, economic vitality, and our commitment to great design and community involvement in place-making (Map 6 and Table 12).
- 2 Promote an ethos of place-making that unlocks the creativity and potential of local communities to become part of making these places great. This may involve initiatives such as:
 - a) quick, inexpensive and temporary experimentation in the nature and use of streets and public spaces (referred to as 'tactical urbanism')
 - b) shared spaces that encourage collaboration
 - c) new models of inclusive decision-making for local community focus areas
 - d) new ways to involve young people in projects
 - e) fostering a culture of entrepreneurship.

ShapingSEQ supports the creation of great places throughout the region. While local in scale, collectively these places provide a focus on urban quality of regional importance, as they contribute to a more socially cohesive and economically successful region.

Great places are built environments that provide focal points which foster a range of activities – including shopping, socialising dining and recreation – and contribute to local identity and economies. The great places identified in Table 12 and on the following map have been nominated by the region's local governments based on their place-making programs and aspirations for future great places. It is intended to be an indicative rather than exhaustive list.

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Some of SEQ's great places

Table 12: Some great places

1	Amity Point village	33	Logan Central
2	Beaudesert town centre	34	Logan Road precinct, Woolloongabba
3	Beenleigh Town Square	35	Logan Village
4	Beerwah town centre	36	Maleny main street
5	Boonah town centre	37	Maple Street, Cooroy
6	Boundary Street, West End	38	Mapleton main street
7	Brisbane CBD	39	Montville main street
8	Broadbeach business centre	40	Mooloolaba esplanade and spit
9	Bulcock Street and Caloundra city centre	41	Mudgeeraba Village
10	Capalaba centre	42	Nambour town centre
11	Cleveland town centre	43	Ocean Street and Maroochydore city centre
12	Coolangatta coastal community and foreshore	44	Oxford Street, Bulimba
13	Dayboro town centre	45	Palmwoods town centre
14	Dunwich town	46	Paradise Point neighbourhood and village
15	Eumundi village centre	47	Point Lookout
16	Flaxton main street	48	Redcliffe foreshore and Bee Gees Way
17	Fortitude Valley malls (Chinatown Mall and Brunswick Street Mall)	49	Ripley town centre
18	Gallery Walk, Tamborine Mountain	50	Robina and Bond University/Varsity Central
19	Gold Coast Cultural Precinct	51	Rosewood town centre
20	Gold Coast Health and Knowledge Precinct	52	Samford Village
21	Goodna town centre	53	Sippy Downs town centre and university
22	Hastings Street, Noosa	54	South Bank
23	Ipswich city centre	55	Southport/Broadwater Parklands
24	James Street, Burleigh Heads	56	Springfield town centre
25	Jimboomba town centre	57	Springwood centre
26	Kawana town centre and hospital	58	Surfers Paradise business centre
27	Kedron Brook Road, Wilston	59	The Mill at Moreton Bay
28	Kenilworth town centre	60	Toowoomba city centre
29	Kilcoy town centre	61	Wellington Point Village
30	Kings Beach, Caloundra	62	Woodford township
31	Laidley town centre	63	Yandina main street
32	Landsborough town centre		

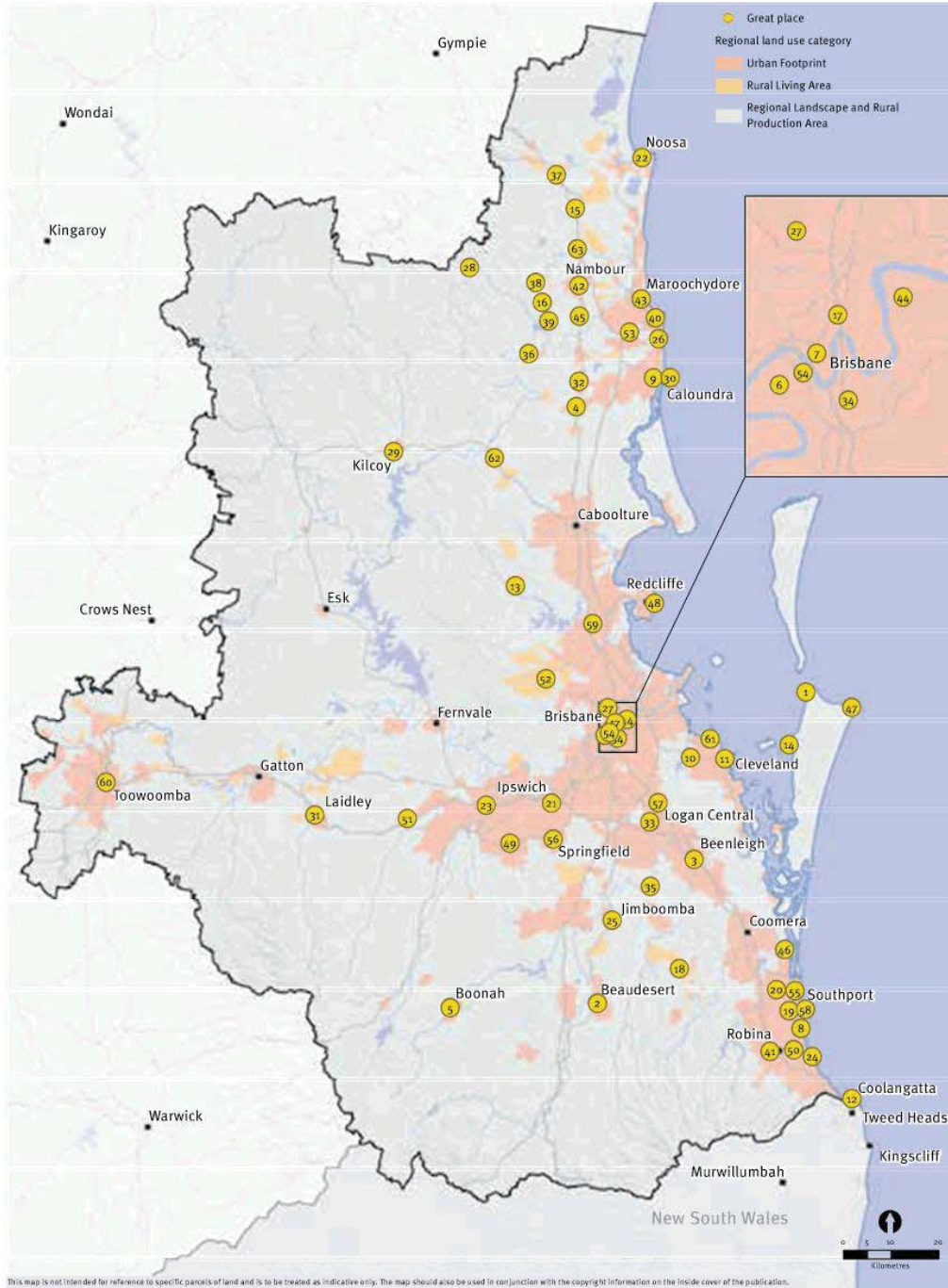
Hastings Street,
Noosa

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Map 6 Live – Some great places



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PART B:

The regional growth pattern

The regional growth pattern provides a spatial context for *ShapingSEQ*'s goals, elements and strategies.

It provides a framework for: delivering consolidated urban and rural residential growth; a more compact urban form featuring well-planned and more complete communities; economic agglomeration; and the protection and sustainable use of SEQ's natural assets, landscapes and productive rural areas.

It allocates all land in SEQ into one of three regional land use categories:

- ▲ Regional Landscape and Rural Production Area
- ▲ Urban Footprint
- ▲ Rural Living Area.

These categories also provide the spatial context for the SEQ regulatory provisions found in the Planning Regulation 2017.

These categories are shown on the regional land use category map (Map 7) and are more precisely defined on the *ShapingSEQ* regulatory maps numbered 1 to 32 (at 1:50,000 scale), which are available on the department's website. This information is also shown on the department's interactive mapping system.

The regional land use category mapping forms part of *ShapingSEQ*, and will only be amended as part of the periodic regional plan review process in response to the Queensland Government's *SEQ Growth Monitoring Program*, and following public consultation.

PART A: Key region-shaping goals, elements, and strategies



Settlement pattern and urban form

PART B: Spatial framework for delivery



SEQ regulatory provisions

Statutory regional planning in SEQ has been accompanied by regulation since October 2004.

Regulation plays a critical role in ensuring *ShapingSEQ* policy is delivered through development assessment.

For the previous SEQ regional plans, this regulation was in the form of regional plan regulatory provisions in 2005 and a state planning instrument known as the State Planning Regulatory Provisions (SPRP) in 2009.

A draft SPRP, which accompanied the draft *ShapingSEQ*, was released for public notification in October 2016.

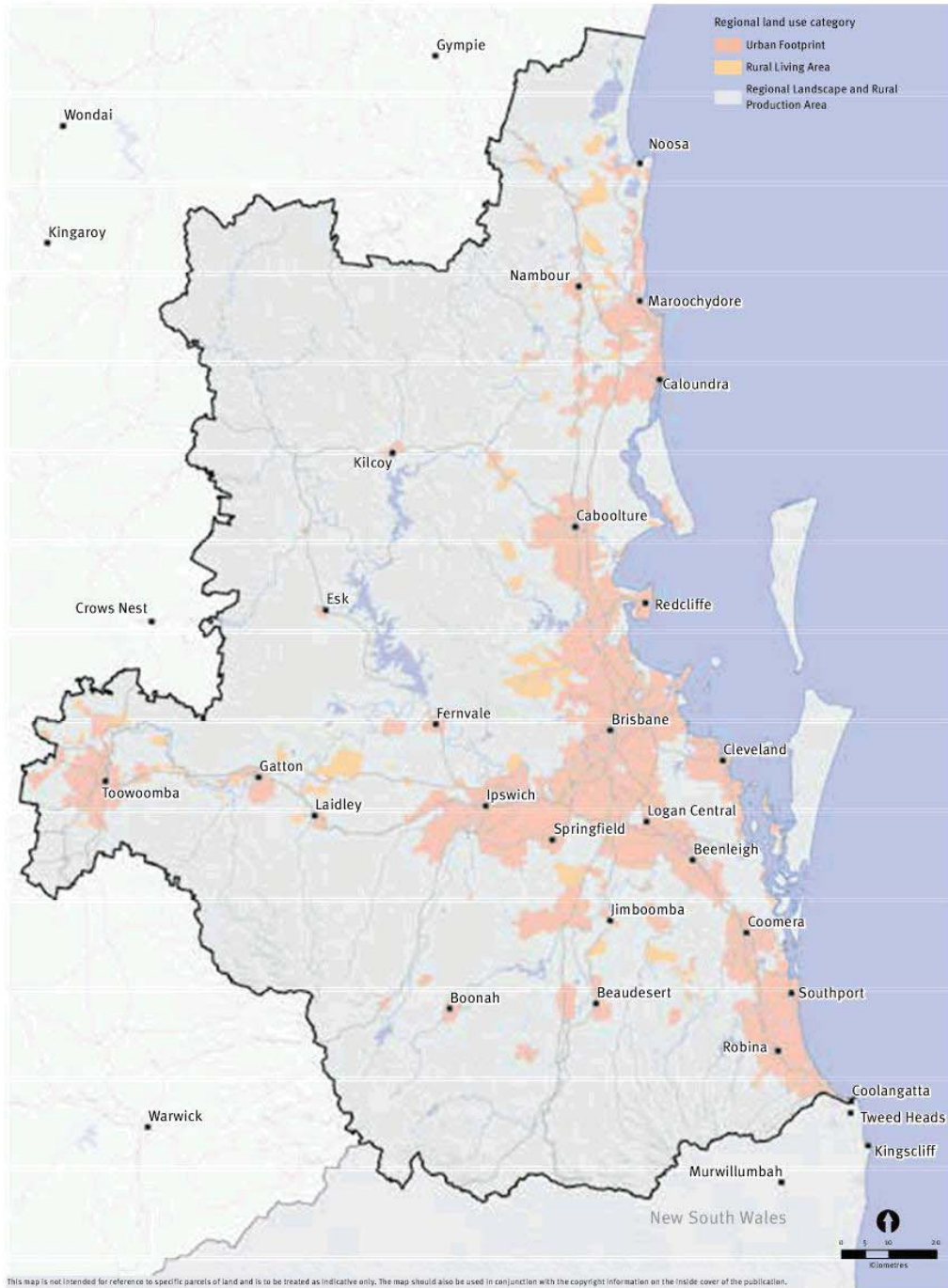
With the commencement of the *Planning Act 2016* on 3 July 2017, SPRPs were repealed, and their regulation transitioned into the Planning Regulation 2017.

The Planning Regulation 2017 now contains the SEQ regulatory provisions which accompany *ShapingSEQ*. These regulatory provisions have been adopted following refinement, including refinement resulting from the consideration of all properly made submissions received on the draft SPRP.

Refer to the *ShapingSEQ: SEQ regulatory provision guideline* for further information.

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Map 7 Regional land use categories



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Regional Landscape and Rural Production Area

Intent

The Regional Landscape and Rural Production Area (RLRPA) is a large and important part of SEQ, surrounding the Urban Footprint and Rural Living Area. It provides important values that help sustain the region socially, culturally, economically and environmentally.

The intent of the RLRPA is to:

- ▲ protect the values of this land from encroachment by urban and rural residential development
- ▲ protect natural assets and regional landscapes, and ensure their sustainable use and management
- ▲ support development and economic growth of rural communities and industries.

The RLRPA is to be protected from inappropriate development, particularly urban and rural residential development.

Description

The RLRPA covers approximately 1,933,000 hectares, which is around 84 per cent of the land in the region.

It provides a crucial counterbalance to the urban parts of SEQ. It is important as a food bowl; for its regional landscapes; in providing a choice of rural, town/village and hinterland lifestyles; as the lungs of the region; for sustaining our regional biodiversity; as our outdoor playground for recreation; and as a home to important, outward-looking economic industries such as agribusiness, tourism, recreation and creative industries.



The RLRPA includes:

- ▲ peri-urban activities
- ▲ rural towns and villages
- ▲ rural and related economic activity
- ▲ important agricultural land
- ▲ water catchments, water storages and groundwater resources
- ▲ regional landscapes and natural environments, including regional biodiversity corridors
- ▲ cultural and landscape heritage values (traditional and non-Indigenous)
- ▲ inter-urban breaks of strategic and regional significance
- ▲ national parks, conservation parks, state forests, resources reserves and other conservation areas
- ▲ natural economic resources, including extractive resources and forestry plantations
- ▲ native forests and koala habitat
- ▲ coastal wetlands, salt marshes and mangroves.

Natural assets in the RLRPA, including natural economic resources, need protecting and managing to ensure they are used sustainably to improve their capacity to provide ecosystem services, to increase the region's resilience, and to support the region's population.

Some parts of the RLRPA may be needed for future urban growth. These areas are protected from development or further fragmentation that would prejudice their long-term ability to accommodate urban growth.

SEQ regulatory provisions

The SEQ regulatory provisions apply to land in the RLRPA, subject to exceptions.

The provisions limit further fragmentation of land holdings and restrict various forms of urban activity. The provisions support rural communities and the diversification of rural economies by allowing a range of development including activities such as those associated with primary production and land management; certain types of tourism activity; community facilities, sport and recreation activity, and limited industrial, commercial and retail activity.

The SEQ regulatory provisions do not restrict the use of land for a private residence.

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Urban Footprint

Intent

The Urban Footprint identifies land within which the region's urban development needs to 2041 can be accommodated in a way consistent with the goals, elements and strategies of *ShapingSEQ*.

Description

The Urban Footprint covers around 327,500 hectares of land or about 14 per cent of the region. It includes established urban areas and land with potential for new urban development.

The area incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space.

The priority for developing land in the Urban Footprint is to accommodate urban growth. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes.

For example, state forests and remnant vegetation will continue to be protected and managed under relevant state legislation, including the *Vegetation Management Act 1999*, *Nature Conservation Act 1992* and *Forestry Act 1959*.

Land in the Urban Footprint may be unsuitable for urban purposes for other reasons including constraints such as flooding, land slope and scenic amenity, and the need to protect significant vegetation, which may include matters of national environmental significance and parts of the regional biodiversity network.

The Urban Footprint also includes some areas designated or already developed for rural and rural residential purposes that are located near urban services and facilities. Local governments must investigate these areas for urban redevelopment opportunities as part of their planning scheme reviews.

ShapingSEQ relies on local government planning schemes to determine the most suitable zone for each land parcel within the Urban Footprint. The development assessment process determines the extent and suitability of development on each site.

The Urban Footprint also contains several areas that have been underutilised for a substantial period. Many have not transitioned from an investigation or emerging community zone to a serviced urban zone since they were first included in the Urban Footprint.

One important way of delivering *ShapingSEQ* is to investigate these areas with a view to unlocking their urban development potential in the short-term. See Chapter 4 for further details.

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Urban Footprint principles

Following are the principles considered in defining the Urban Footprint:

- 1 The Urban Footprint is a tool for managing, rather than simply accommodating, regional growth.
- 2 The Urban Footprint promotes a compact settlement pattern and consolidates urban development within established communities.
- 3 Opportunities to increase the capacity of the Urban Footprint take priority over expanding its boundaries in subsequent regional plan review processes.
- 4 The Urban Footprint is not used to recognise isolated, existing or approved urban activities outside the Urban Footprint, or to reflect urban zoning in small coastal or rural towns and villages.
- 5 The Urban Footprint boundary is generally:
 - a. cadastral-based or otherwise clearly defined, preferably using a major feature, such as a road or stream, to provide a clear boundary and buffer between urban and non-urban land uses
 - b. consistent with existing planning scheme designations, where appropriate.
- 6 During periodic reviews of *ShapingSEQ*, and based on whether the Queensland Government's *SEQ Growth Monitoring Program* identifies a need for more urban land, new areas may be considered for inclusion in the Urban Footprint where they:
 - a. are physically suitable
 - b. are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently
 - c. have ready access to services and employment
 - d. maximise the use of committed and planned urban infrastructure
 - e. are separated appropriately from incompatible land uses
 - f. maintain the integrity of inter-urban breaks
 - g. exclude areas with an unacceptable risk from natural hazards, including predicted climate change impacts
 - h. exclude areas containing predominantly matters of national or state environmental significance and the regional biodiversity network, including koala habitat
 - i. achieve an appropriate balance of urban development in the SEQ region and associated sub-regions
 - j. maintain a well-planned region of urban areas, towns and villages
 - k. minimise impacts on natural resources
 - l. avoid irrevocable impacts to important, sensitive natural environments in and outside the area
 - m. provide physical and social infrastructure efficiently, including public transport.

SEQ regulatory provisions

The SEQ regulatory provisions apply to land in the Urban Footprint where it is in a Major Development Area. The provisions ensure that development does not adversely affect the future development intent of these areas.

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Rural Living Area

Intent

The Rural Living Area (RLA) comprises only key locations currently, or intended to be, used for rural residential development.

It consolidates rural residential development in suitable locations providing for housing and lifestyle choice, while limiting the impact of its inefficient use of land on other values, functions and opportunities in SEQ. Generally, these areas are already designated for future rural residential purposes in planning schemes.

Description

The RLA is an important land use management tool for SEQ. It includes around 39,600 hectares of land or about two per cent of the region. It contains some existing rural residential areas or land suitable for future rural residential development in locations with good access to regional employment, and suitable infrastructure and services.

Restricting new rural residential development to land in the RLA prevents more scattered communities and ensures that the region can accommodate higher priority future urban growth, as well as major new infrastructure during and beyond the life of *ShapingSEQ*, in a cost-effective and orderly manner.

It also minimises the impact of rural residential development on:

- ▲ current and future productive rural activities (e.g. agriculture, intensive animal industries and extractive resources)
- ▲ opportunities to accommodate special or hard-to-locate activities
- ▲ natural assets and biodiversity values including corridors and habitat linkages
- ▲ many other regional landscape values and functions (e.g. scenic amenity and water resource catchments).

It is not intended that the RLA be continually expanded in all future reviews of the regional plan.

Rural Living Area principles

Following are the principles considered in defining the RLA:

- 1 The RLA manages rural residential development to avoid constraining long-term potential future urban growth and infrastructure needs.
- 2 The RLA supports existing and/or new rural residential development in consolidated and well-defined communities that have good access to employment and services.
- 3 Not all existing rural residential development is included in the RLA to prevent further intensification and fragmentation of areas that may not have been well-planned or located considering other RLA principles.
- 4 The RLA avoids increasing the area of existing or potential conflict with higher priority rural uses.
- 5 The RLA is not located where it would threaten planned or established intensive animal industries, extractive resource activities or other hard-to-locate uses.
- 6 The RLA does not include land that is used for agricultural production or predominantly contains matters of national or state environmental significance or the regional biodiversity network, including koala habitat.
- 7 The RLA, and access to and from this area, is not subject to unacceptable risk from natural hazards, such as flooding, bushfire and landslide.
- 8 The RLA does not compromise the integrity of inter-urban breaks, water resource catchments or areas containing regional scenic amenity values.
- 9 Necessary infrastructure is available, or can be provided practically and cost-effectively, to support rural residential development.
- 10 The whole-of-life costs of development are considered for any land included in the RLA.
- 11 The boundary of the RLA should be:
 - a. cadastral-based or otherwise clearly defined, preferably using a major feature, such as a road or stream, to provide a clear boundary between rural residential and other land uses
 - b. consistent with existing planning scheme designations, where appropriate.

SEQ regulatory provisions

The SEQ regulatory provisions apply to land in the RLA, limiting certain types of development, but generally allowing rural residential development in appropriate circumstances.

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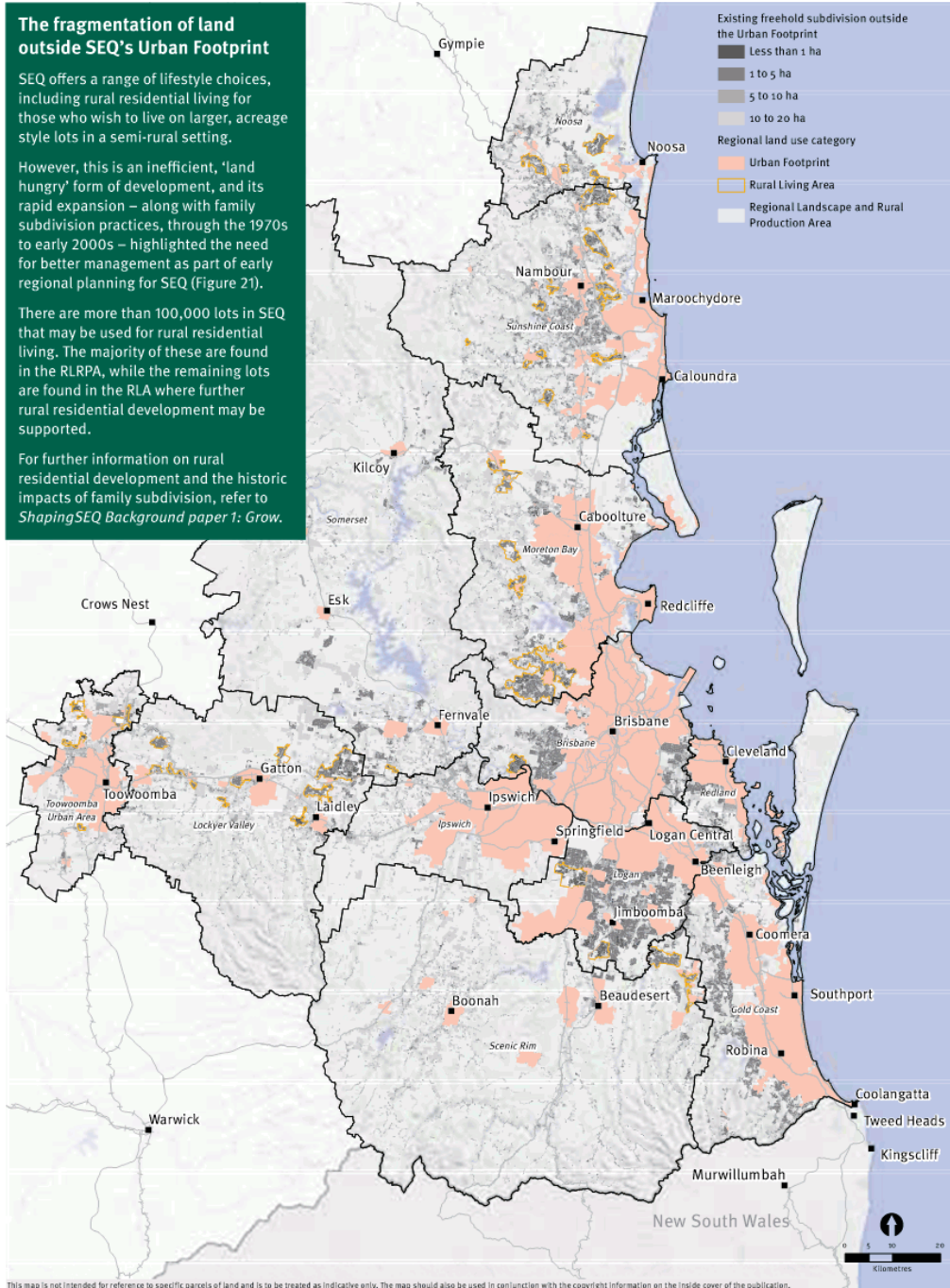
The fragmentation of land outside SEQ's Urban Footprint

SEQ offers a range of lifestyle choices, including rural residential living for those who wish to live on larger, acreage style lots in a semi-rural setting.

However, this is an inefficient, 'land hungry' form of development, and its rapid expansion – along with family subdivision practices, through the 1970s to early 2000s – highlighted the need for better management as part of early regional planning for SEQ (Figure 21).

There are more than 100,000 lots in SEQ that may be used for rural residential living. The majority of these are found in the RLRPA, while the remaining lots are found in the RLA where further rural residential development may be supported.

For further information on rural residential development and the historic impacts of family subdivision, refer to *ShapingSEQ Background paper 1: Grow*.



This map is not intended for reference to specific parcels of land and is to be treated as indicative only. The map should also be used in conjunction with the copyright information on the inside cover of the publication.

Figure 21: Existing subdivision outside the Urban Footprint

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PART C:

Sub-regional directions

SEQ is a large region with diverse urban, rural and natural landscapes and characteristics.

ShapingSEQ divides the region into four sub-regions (Figure 22). Each sub-region shares similar characteristics, such as economic and infrastructure interdependencies, geography and settlement patterns, housing markets, community expectation and levels of self-containment.

The sub-regions are:

- ▲ Metro sub-region, comprising Brisbane, Logan, Moreton Bay and Redland local government areas
- ▲ Northern sub-region, comprising Noosa and the Sunshine Coast local government areas
- ▲ Western sub-region, comprising Ipswich, Lockyer Valley, Scenic Rim, Somerset and Toowoomba (part) local government areas
- ▲ Southern sub-region, comprising the City of Gold Coast local government area.

The sub-regional directions:

- ▲ identify sub-regional planning outcomes that build on, and provide greater clarity and direction to *ShapingSEQ*'s goals, elements and strategies
- ▲ provide an important framework to guide the application, weighting and prioritisation of state interests as described in the State Planning Policy in planning scheme preparation
- ▲ inform other plans and programs, including the State Infrastructure Plan, to prioritise and coordinate the planning and delivery of critical infrastructure and service needs across the sub-regions.

The Queensland Government and SEQ local governments will work together to implement the planning outcomes in the sub-regional directions. This will include preparation of local planning responses that sequence and deliver the sub-regional outcomes in local areas.

Each local government will be required to reflect these sub-regional outcomes in their planning schemes.

Matters not addressed in the sub-regional directions will be implemented in line with the regional strategies in Part A of this chapter.

Surfers Paradise,
Gold Coast



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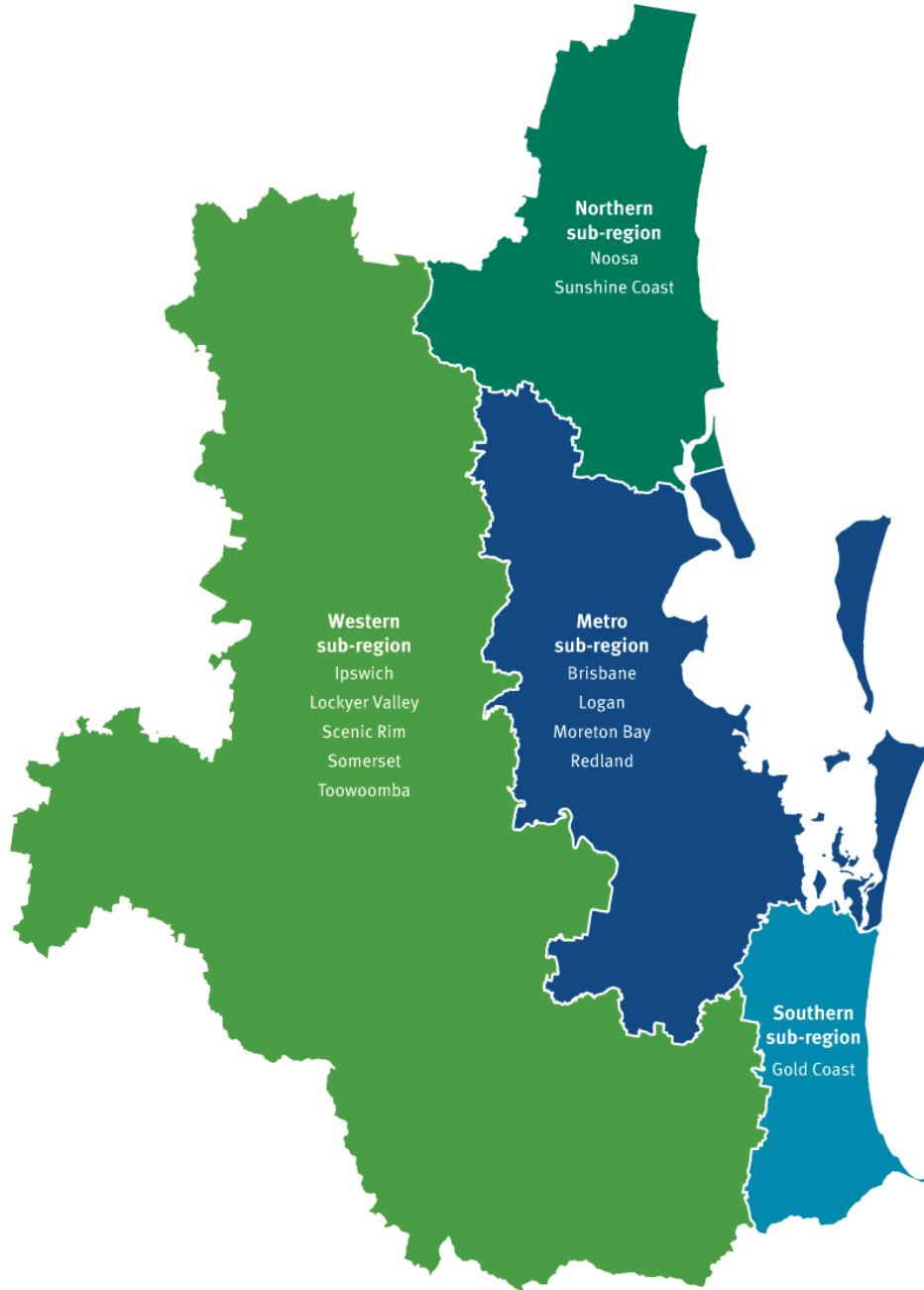


Figure 22: SEQ sub-regions

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*Brisbane River,
Brisbane*

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METRO SUB-REGION

The Metro sub-region (Figure 23) is the social, cultural and economic heart of SEQ. It contains the region’s major urban area, incorporating the state capital and ‘New World City’ of Brisbane, the growing cities of Logan and Redlands, and the Moreton Bay region. Each of these places brings its own culture, history and unique contribution to this sub-region.

The Metro sub-region anchors the diverse and prosperous SEQ region, and shares strong connections with the other sub-regions.

The sub-region is characterised by:

- ▲ a vibrant and cultured big city/metropolitan lifestyle, surrounded by spectacular coastal, bay and island areas that provide a diversity of lifestyle options
- ▲ the largest concentration of people and employment, and the highest order of services in the region
- ▲ a highly urbanised inner-city area focused on the capital city centre – the region’s social and economic epicentre
- ▲ diverse living opportunities, including inner-city, urban centres, mixed-use, suburban, coastal, rural residential and rural (including hinterland) living on its fringes

- ▲ a strong focus on residential *consolidation* growth around major urban centres and along high-frequency public transport corridors, complemented by major *expansion* areas on its southern and northern edges
- ▲ a strong focus on large *expansion* opportunities, primarily in Logan and Moreton Bay local government areas
- ▲ its role as the region’s primary export gateway, connecting SEQ to the Asia–Pacific economy and beyond
- ▲ a richly diverse and well-established national- and global-oriented economy supporting productive- and knowledge-intensive activity and creative industries
- ▲ a strong network of centres, knowledge and technology precincts, industry and enterprise areas, a major international seaport, and the state’s pre-eminent domestic and international airport
- ▲ an integrated transport network focused on the capital city centre, which extends outward along strategic transport corridors to all other sub-regions and beyond, providing the highest level of public transport service and most advanced active transport network in the region
- ▲ nationally and internationally recognised natural assets and environmental values, including Moreton Bay (Quandamooka) and major sand islands of Moreton (Mulgumpin) and North Stradbroke Island (Minjerrabah) and world-class coastal and hinterland areas.

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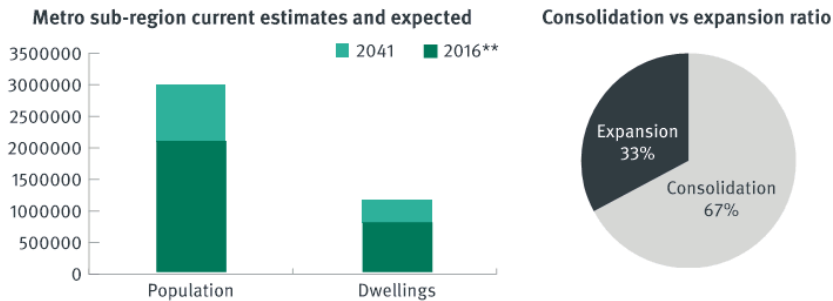
Sub-regional growth

Tables 13 and 14 show the expected population growth, and dwelling supply benchmarks for the sub-region, to 2041. These will guide state agencies and local governments in preparing more detailed planning.

Table 13: Metro sub-region current estimates and future supply benchmarks

Local government	Population 2016**	Expected population growth 2016–2041*	Dwellings 2016**	Additional dwellings 2016–2041*
Brisbane	1,184,200	386,800	458,550	188,200
Logan	313,800	272,200	108,770	89,900
Moreton Bay	438,300	217,700	164,559	88,300
Redland	152,000	36,000	58,958	17,200
Total for sub-region	2,088,300	912,700	790,837	383,600

*Figures based on ShapingSEQ policy for 2041



**Population is ABS estimated residential population; dwellings are 2016 Census counts (permanent private dwellings)

Table 14: Metro sub-region consolidation and expansion dwelling supply benchmarks*

Local government	Additional dwellings 2016–2041		
	Consolidation	Expansion	Total
Brisbane	176,800	11,400	188,200
Logan	19,900	70,000	89,900
Moreton Bay	48,200	40,100	88,300
Redland	12,500	4,700	17,200
Total for sub-region	257,400	126,200	383,600

*Figures based on ShapingSEQ policy for 2041

Legend for the RECs on pages 111–114

- REC
- Regional activity centre
- Knowledge and technology precinct
- Major enterprise and industry area
- Intermodal terminal

For further detail on the core components of each REC refer to Table 4 in Part A of this chapter.

METRO SUB-REGION

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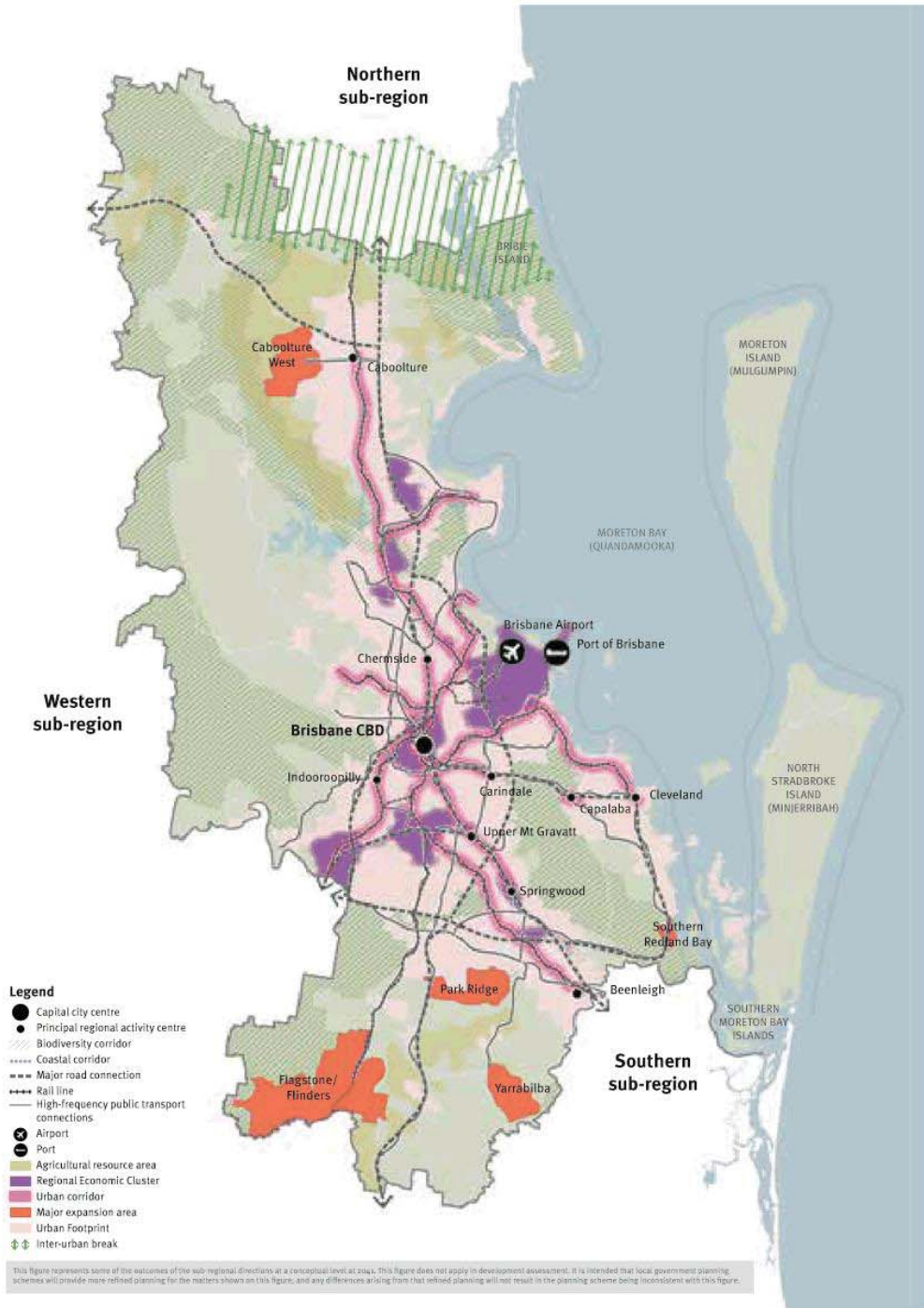


Figure 23: The Metro sub-region

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Sub-regional outcomes

The following sub-regional outcomes have been identified to implement key *ShapingSEQ* strategies. These outcomes align with *ShapingSEQ*'s five themes: Grow, Prosper, Connect, Sustain and Live.

Outcomes for Grow

Growth by consolidation

- 1 The intent to use land and infrastructure efficiently will be supported by focusing density in and around appropriate locations along urban corridors, and in areas with superior access to public transport, employment and services. Key locations include:
 - a. CBD and knowledge and technology precincts at Dutton Park/Buranda (health, environment and education), Herston (health and medical), St Lucia (education, health, environment and mining), South Brisbane (health, creative industries and education), Kelvin Grove (health, creative industries and education), Gardens Point (education, science and technology) and Auchenflower/Toowong (health and technology)
 - b. Brisbane north-east rail transport corridor, including the Toombul, Strathpine and Caboolture/Morayfield regional activity centres and key rail stations
 - c. Brisbane south rail transport corridor, including the Logan Central and Beenleigh regional activity centres, the Meadowbrook (health and education) knowledge and technology precinct, and key rail stations
 - d. Brisbane south-west rail transport corridor, including Toowong and Indooroopilly regional activity centres and key rail stations
 - e. Brisbane east rail transport corridor, including the Wynnum Central and Cleveland regional activity centres and key rail stations
 - f. Northern Busway transport corridor, including the Chermside regional activity centre and knowledge and technology precinct (health and education), and key busway stations
 - g. Eastern Busway transport corridor, including the Carindale and Capalaba regional activity centres and key busway stations
 - h. South East Busway transport corridor, including the Upper Mount Gravatt and Springwood regional activity centres, Nathan/Coopers Plains (health, education, food sciences and technology) knowledge and technology precinct, and key busway stations



- i. Priority Development Areas of Northshore Hamilton, Bowen Hills, and Woolloongabba.

By 2041, these places will be more compact, mixed-use, connected and active, and will provide improved urban amenity. Housing diversity, including a range of 'missing middle' housing forms, will also increase in and around these places.

Growth by expansion

- 2 The intent to deliver new and more complete communities that are well-planned and serviced will be achieved in areas including:
 - a. Bahrs Scrub
 - b. Caboolture West
 - c. Flinders
 - d. Greater Flagstone
 - e. North Lakes/Mango Hill
 - f. Park Ridge
 - g. Southern Redland Bay
 - h. Warner
 - i. Yarrabilba.

Greater Flagstone, Yarrabilba, Park Ridge and Caboolture West will accommodate the largest proportion of the sub-region's planned *expansion* growth, while Southern Redland Bay will provide residential supply within the Redlands.

Assuming any local constraints can be resolved adequately, residential density and housing diversity will increase in proportion to a location's proximity to employment opportunities, services or public transport frequency.

These places will develop as high-quality new communities.

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Potential Future Growth Areas

- 3 Major areas in the sub-region that may be suitable for future urban growth include South Logan and Mundoolun (part). The intent for these areas is set out in Chapter 4.
- 4 Land within the Elimbah area in Moreton Bay (outside the Urban Footprint) has also been identified as an area that may be suitable for future urban growth. The timing for inclusion of this PFGA in the Urban Footprint will depend primarily on whether there is an adequate rate of development at Caboolture West.

The area is also subject to Unitywater’s investigation into the proposed Wamuran Irrigation Scheme. Such investigations apply primarily to areas west of the land with potential for future urban growth and any interim use of that land for irrigation can be designed and staged to enable its future transition to urban purposes.

Decisions in relation to the future intermodal terminal north of Caboolture need to have regard to its relationship to the Elimbah PFGA. Likewise, any planning for the PFGA will need to have regard to any siting and access decisions for the future intermodal terminal.

- 5 The Southern Thornlands PFGA is discussed in further detail on page 114 under Outcomes for Prosper: Future investigations.

Rural towns and bay islands

- 6 Development in rural towns, including Jimboomba, Logan Village, Woodford, Samford and Dayboro will occur in a sustainable manner to ensure community resilience and the needs of local communities are met.
- 7 Development on the bay islands, including those of Southern Moreton Bay, will support local communities and provide opportunities for flexible island-based activities that promote variety in the local economy. A coordinated response between government and key stakeholders will be necessary in future planning to address the opportunities and challenges associated with these islands, including their location within the environmentally sensitive Moreton Bay Marine Park.

Outcomes for Prosper

Regional Economic Clusters

- 8 The intent to be a globally competitive region, and an attractive destination for investment and high-value economic activities, will be accelerated by identifying, protecting and growing economic opportunities and synergies within and between Regional Economic Clusters (RECs).

The RECs in the Metro sub-region include:

a. Capital City

The Capital City REC is SEQ’s most important high-value economic cluster. Supporting priority sectors of health and tertiary education, professional services and tourism, this REC contains the most concentrated cluster of economic activity in the region and is supported by a radially-based heavy rail network and dedicated busway connections.

Key to unlocking this REC’s future will be achieving high-quality urban amenity and greater levels of accessibility both within the REC and more broadly.

Refer to the Prosper theme in Part A of this chapter for a more detailed description.



Capital City

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b. Australia TradeCoast

Representing one of SEQ’s most significant existing industrial agglomerations, the Australia TradeCoast REC features high levels of specialisation in priority sectors of manufacturing, mining services, transport and logistics, and tourism.

This REC is supported by major supply chain networks that service not only the region but the entire state. Two distinct industry precincts separated by the Brisbane River make up this REC: the port-related cluster (south of the river) and airport-related cluster (north of the river).

This REC would benefit from public and active transport connections to serve the significant workforce population, utilising the existing railway network, and additional centre-like functions, particularly in the northern precinct.



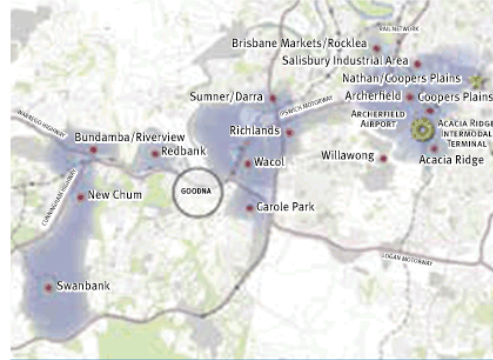
Australia TradeCoast

c. South West Industrial Corridor

Supported by significant state and national transport infrastructure, this well-established REC, which spans into the Western sub-region, contains the most significant industrial cluster in SEQ.

It operates as a receiving and dispatch location for much of SEQ’s land-based freight. The function of this REC varies from a very heavy industrial focus supporting priority sectors of manufacturing, mining services and transport and logistics at its expanding western boundary, to health and tertiary education oriented sectors towards its eastern boundary.

Maximising the capacity of the existing rail network, improving internal mobility and prioritising the movement of freight will enhance the functioning of this REC. There may also be potential for synergies to emerge with the Pacific Motorway REC.



South West Industrial Corridor

d. Pacific Motorway

This well-established REC supports priority sectors of manufacturing, professional services, and knowledge-intensive activities as well as higher order consumer functions, including retail and hospitality. The REC’s industrial component serves its primary economic function, focused in the Underwood–Slacks Creek industrial corridor. Professional services and knowledge-intensive activities are primarily located in the REC’s two activity centres and the knowledge and technology precinct.

This REC is supported by the Pacific Motorway and the South East Busway. Future extensions to the busway and improvements to the motorway, particularly the gateway merge, will further facilitate growth of this REC. There may also be potential for synergies to emerge with the Yatala–Stapylton–Beenleigh REC.



Pacific Motorway

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e. Strathpine–Brendale–Petrie

The Strathpine–Brendale–Petrie REC hosts priority sectors of manufacturing, transport and logistics and commercial and corporate services clusters. Brendale has emerged as the dominant economic component of this REC, supported by the Strathpine activity centre. Strathpine provides higher order consumer activities including retail, hospitality and commercial and corporate services.

Establishment of the University of Sunshine Coast campus at Petrie will provide a knowledge-based dimension to the REC and activate further manufacturing opportunities at industrial areas within Brendale and Lawnton.

Facilitating synergies between the university, activity centre and industrial area to enhance economic growth will be important. This will require improving local connectivity and incorporating the strategies outlined for knowledge and technology precincts.



Strathpine–Brendale–Petrie

f. Yatala–Stapylton–Beenleigh

This REC, which is in both the Metro and Southern sub-region, represents a significant manufacturing cluster, with a specialisation in priority sectors of integrated food and beverage supply chains, and transport and logistics located within the Yatala Enterprise Area. The activity centre at Beenleigh provides high order consumer functions such as retail and hospitality, as well as community, civic and cultural activities.

This REC would benefit from better public and active transport connections that serve the workforce population, particularly using the existing railway network, and improved accessibility to the Pacific Motorway. Opportunities exist to improve synergies between the activity centre and the Yatala Enterprise Area. There may also be potential for synergies to emerge with the Pacific Motorway REC.

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Yatala–Stapylton–Beenleigh

g. North Lakes–Mango Hill

This emerging REC has developed as a major employment precinct within the master planned community at North Lakes, supporting priority sectors of health, tertiary education and community services. As the activity centre matures, the professional and commercial services sectors will continue to emerge.

Improving synergies between the North Lakes industrial precinct and activity centre, and leveraging the existing rail network for better connectivity, will improve the functioning of this REC.



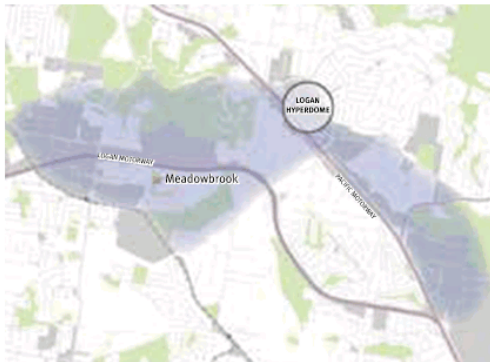
North Lakes–Mango Hill

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h. Meadowbrook–Loganholme

The Meadowbrook–Loganholme REC is emerging as a fully integrated knowledge and technology precinct supporting core health and education facilities. It has access to regional transport infrastructure and the ability to accommodate a mix of complementary uses and activities.

For this REC to realise its potential, major improvements to business-to-business interactions will be required. This will also depend on developing synergies between industry, the knowledge and technology precinct and the activity centre. Significant investment is also required to improve local connections between these economic components, including providing for a more direct connection between the University and the activity centre.



Meadowbrook–Loganholme

9 Regional activity centres, knowledge and technology precincts, and major industrial and enterprise areas that are not part of RECs will be developed in line with the regional strategies.

Special uses

- 10 The following special uses will be protected in the long-term from encroachment by sensitive and incompatible activities:
 - a. The Ace Waste facility at Willawong, which is a regionally significant medical and industrial waste disposal facility.
 - b. The Lakeside Park motorsport precinct at Kurwongbah that supports recreational activities, which are otherwise difficult to locate.
 - c. The Greenbank Training Area, which is used as a live-fire training facility and is critical to the operational training of the Australian Defence Force.

- d. The Gallipoli Barracks in Enoggera, which is the largest Australian Army base in SEQ. This facility includes on-base accommodation, operational and training activities.

Rural prosperity

11 The sub-region’s principal rural production lands (used for horticulture, forestry and poultry farming) in the Woodford/Wamuran, Donnybrook, and southern Logan areas will be protected to provide long-term food security and export opportunities. This includes preventing further land fragmentation and protecting rural industries and activities from encroachment by incompatible uses.

Alternative rural futures will be explored to diversify and increase the productivity of rural activities, and strengthen resilience to market cycles and climate change.

Redland City has a strong and vibrant rural economy with a mix of agricultural and horticultural uses. Outdoor recreation and tourism activities will be encouraged in areas where impacts on the environment and scenic amenity can be successfully managed.

Opportunities to produce and add value to raw products to service niche-market, high-demand food and beverage industries will be encouraged. Farm, adventure and nature-based tourism, recreation and events, as well as clean energy initiatives, will also be encouraged where they can be managed to preserve the agricultural land resource.

12 The sub-region’s hinterland areas support the growth of creative and boutique industries, and nature-, rural- and adventure-based tourism and recreation activities that add to its visitor appeal and economic diversity. These activities will be encouraged where impacts on the environment and scenic amenity can be successfully managed.

Future investigations

- 13 Land within the Southern Thornlands area in Redland City (outside the Urban Footprint) has been identified as a Potential Future Growth Area.
- 14 Redland City Council is required to investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme, by the end of 2019.

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Other economic opportunities

15 Cleveland–Toondah Harbour includes the Cleveland regional activity centre, Toondah Harbour Priority Development Area, Redlands Research Station, Cleveland knowledge and technology precinct, and adjacent industry and enterprise area. While it does not have the scale or potential to be a REC, this area could support specialisations in priority sectors of tourism, health, and knowledge and professional services.

The emergence of this area will depend on successfully delivering the Toondah Harbour Priority Development Area and improving connections between the area’s economic components.

Outcomes for Connect

Key regional infrastructure

16 The intent to be a region of interconnected communities that moves people and freight efficiently to maximise community and economic benefits will be facilitated by the delivery of high-frequency public transport connections and key improvements to the integrated regional transport system, that integrate with the desired growth pattern. This will include:

- a. delivering Cross River Rail, which will support economic growth in the capital city centre and throughout the region, residential *consolidation* in the sub-region and future rail links to key *expansion* areas
- b. delivering a network of high-frequency public transport connections as part of the strategic public transport system to 2041 including:
 - i. improving public transport services to and within inner Brisbane by ultimately delivering a high-frequency and high-capacity people movement system, including Brisbane Metro. This system will complement Cross River Rail and the existing busway network and form part of a world-class inner-city public transport network that supports employment growth in the capital city centre and, more broadly, employment and residential *consolidation* in the sub-region
 - ii. extending high-frequency public transport connections to Browns Plains, Springwood, Capalaba and Bracken Ridge, which will support increased residential densities and employment growth, and increase public transport accessibility and efficiency along the public transport corridors



- iii. delivering the Salisbury–Greater Flagstone high-frequency public transport connection, which will support *expansion* areas and higher residential densities close to planned stations
- iv. extending high-frequency public transport connections to Yarrabilba and Caboolture West, which will support *expansion* areas and higher residential densities close to planned stations
- c. delivering the road corridor and high-frequency public transport connection between Everton Park and Strathpine (within the North-West Transport Corridor), which will improve local and sub-regional accessibility for northern growth areas
- d. delivering the North–South Urban Arterial (between Bald Hills and Kallangur) to relieve pressure on the Bruce Highway by removing local traffic and serving areas of rapid development. This will provide better connections between the Moreton Bay region and Brisbane local government areas
- e. delivering improvements to the M1 through the Moreton Bay region and Logan City
- f. delivering the southern extension of the Gateway Motorway
- g. delivering the road corridor connecting the Greater Flagstone and Yarrabilba *expansion* areas to the regional road network.

Future investigations

- 17 A dedicated freight rail connection to the Port of Brisbane requires investigation. This would need to involve the Australian and Queensland governments, Brisbane City Council and key stakeholders.
- 18 Under current analysis, high-frequency rail public transport services are not warranted to Cleveland, however this will be further investigated if sufficient residential density is achieved in this corridor.

*The next 25 years***Outcomes for Sustain****Landscape areas and natural assets**

- 19 The intent to protect and nurture the regional biodiversity network, and manage regional landscapes will be particularly relevant to the following locations:
- Bribie Island–Glass House Mountains Corridor, which links Bribie Island National Park and State Forest, Pumicestone Passage, Pumicestone National Park, Glass House Mountains National Park, Beerburrum State Forest, Peachester State Forest and Glass House Mountain Conservation Park
 - the Ramsar Quandamooka Moreton Bay marine waters and islands, which includes Moreton Island National Park; Pumicestone National Park–Pumicestone Passage–Bribie Island National Park area; Naree Budjong Djara National Park; Southern Moreton Bay Island National Park, South Stradbroke Island; Boondall wetlands complex; Central Moreton Bay Island archipelago; Teerk Roo Ra National Park; and Hays Inlet coastal catchment
 - Mount Coot-tha–Blackall Range Corridor, which links Mount Coot-tha, D’Aguilar (South)/Bunyaville Conservation Park, D’Aguilar National Park including Mount Glorious, Somerset Dam precinct, Wivenhoe Dam precinct, Deer Reserve National Park and Deer Reserve State Forest, and north to the Blackall Range
 - Pine River–D’Aguilar Corridor, which links the D’Aguilar National Park to near the mouth of the Pine River (via Samford and Bunyaville Conservation Parks)
 - D’Aguilar Range–Glass House Mountains Corridor, which includes Mount Mee
 - the Koala Coast Corridor, which includes Venman Bushland National Park, Bayview, Daisy Hill, Springwood and Tingalpa Creek Conservation Parks, and south to Carbrook Wetlands and Moreton Bay
 - Flinders–Karawatha Corridor, which links Karawatha, Greenbank, White Mountain, Flinders Peak, Spring Mountain/Mount Perry and Wyaralong Dam/Kooralbyn to Mount Barney.

**Indigenous landscape values**

- 20 Traditional Owners will be engaged to ensure their cultural knowledge and connection to land and sea Country is included in planning. This will be particularly relevant to Moreton Bay (Quandamooka), especially the South Passage (between Moreton (Mulgumpin) and North Stradbroke (Minjerribah) Islands). Further values are indicated in Map 5a and described in Table 11a.
- 21 Native Title exists in relation to areas of land or waters within the area recognised as Quandamooka Country. For a full description see www.nntt.gov.au.

Inter-urban break

- 22 The Moreton Bay–Sunshine Coast (Northern) inter-urban break will be retained as a regionally significant green break providing open space, amenity and other non-urban landscape values between the major urban areas of the Metro and Northern sub-regions; this will also serve to retain their distinctive lifestyles.

This inter-urban break protects the landscape setting of the heritage-listed Glass House Mountains National Park and water quality of the Ramsar listed wetlands of the Pumicestone Passage, and preserves opportunities for agricultural production and forestry, tourism and outdoor recreation.

The Queensland Government will continue to work with Moreton Bay Regional Council and Sunshine Coast Council to determine the extent and values of this inter-urban break, and investigate mechanisms to ensure its long-term protection, coordinated management and greater utilisation in accordance with its stated values (refer to Chapter 4).

The next 25 years

Regional water supply

- 23 Seqwater will work with the Queensland Government, relevant water service providers, local government and the community to ensure water security for the sub-region and will investigate new water supply solutions such as treatment plant upgrades at Mt Crosby and new water supply sources.
- 24 The protection of unique aquifer recharge areas of North Stradbroke and Bribie islands that support potable drinking water will also be important for the long-term sustainability of the region.

Outcomes for Live

Our great places

- 25 Developing and promoting great places will support the sub-region’s liveability, prosperity and sense of identity and community. Current and evolving great places identified by local governments in the Metro sub-region include:
 - a. Brisbane CBD, the vital heart of the SEQ region, which combines a range of uses and activities, celebrated heritage places, and a high-quality public realm that adds liveliness, entertainment and interest that sustains its vitality, and social and economic value
 - b. inner-city laneways throughout the Brisbane CBD and inner-city are coming to life with activity and vibrancy, forming an important part of the city’s place-making
 - c. South Bank, Brisbane’s post-World Expo 88 area, has become a world-class and much-loved central riverfront parklands and mixed-use precinct, as well as a magnet for SEQ residents and visitors. This includes the Cultural Precinct, home to the state’s leading arts and cultural institutions including the Queensland Art Gallery | Gallery of Modern Art (QAGOMA), Queensland Museum and Science Centre, Queensland Performing Arts Centre, State Library of Queensland and The Edge, a concentration of cultural, educational, retail and recreational spaces unique in Australia
 - d. Brisbane’s inner-city precincts – including West End and Fortitude Valley – are focal points in the renewal of the inner-city and a major focus for entertainment, entrepreneurship, community and housing, leading SEQ’s economic and social transition to a ‘New World City’
 - e. suburban main streets – such as Latrobe and Given terraces in Paddington, Oxford Street in Bulimba, Kedron Brook Road in Wilston and Logan Road in Woolloongabba – continue to develop as great places that sustain local communities and attract people through their sense of place and vibrancy
 - f. Brisbane’s identity as a great place overall, complementing place-making initiatives with drawcards like the Brisbane River, Mt Coot-tha, Brisbane Forest Park, Moreton Bay/Tangalooma, Shorncliffe Pier, Lone Pine Koala Sanctuary and Boondall Wetlands
 - g. Beenleigh Town Square provides a community focus for place-making and directs this traditional town towards a future as a major centre in its own right
 - h. Logan Central is the civic and cultural heart of Logan City supported by civic spaces; fine grain pedestrian and cycle networks that link key activity generators including the Logan Entertainment Centre and Council’s Administration Centre; Logan Gardens; and the Woodridge train station
 - i. Springwood is Logan’s pre-eminent commercial centre and will be a vibrant community heart featuring public realm spaces, alfresco dining areas, cinemas, restaurants, art and community facilities, parks and open spaces; and deliver higher residential densities close to transit
 - j. Cleveland – a traditional town centre with a grid street pattern, wide streets and bayside location – is transforming into a modern, compact mixed-use business centre while maintaining its high-quality subtropical urban design and human scale
 - k. Wellington Point is a vibrant mix of cafes, restaurants and specialist shops close to high-quality family waterside recreation which makes the most of its coastal location



Berrinba Wetlands, Logan

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- l. Capalaba is strategically located at the gateway to Redland City with the opportunity to accommodate new housing and commercial development in a compact urban form supported by a high-quality public realm
- m. the townships of North Stradbroke Island (Minjerribah) have their own unique character, identity and cultural heritage values, including:
 - i. Point Lookout – a coastal township renowned for its iconic coastal landscape and foreshores of state heritage significance
 - ii. Dunwich – the gateway to North Stradbroke Island and an historical town rich in heritage and culture
 - iii. Amity Point – a low-key seaside village and a popular holiday location
- n. Redcliffe foreshore includes initiatives such as Bee Gees Way that promote this bayside destination as a magnet for residents and visitors alike
- o. the 'Mill at Moreton Bay' will be a thriving new precinct generating thousands of higher education and employment opportunities; with the University of the Sunshine Coast campus at its core, the precinct aspires to offer world-class study opportunities with an onsite train station
- p. rural townships and villages – including Samford, Dayboro, Woodford, Jimboomba and Logan Village – which seek to build on their rural charms to become great examples of traditional towns that are becoming great places for residents and visitors.



The next 25 years

NORTHERN SUB-REGION

The Northern sub-region (Figure 24), contains the emerging city of the Sunshine Coast, and Noosa Shire – which form SEQ’s third largest urban area – and maintains a close relationship with its natural setting.

The Northern sub-region is characterised by:

- ▲ a relaxed coastal and hinterland lifestyle supported by world-class beaches, waterways and hinterland areas
- ▲ an urbanised coastal edge, historic inland urban settlements, and several eclectic and culturally rich hinterland townships
- ▲ diverse living opportunities, including seaside and inland urban centres, suburban, rural residential and rural (including hinterland) living
- ▲ a strong focus on *consolidation* around major urban centres and along a planned coastal passenger transport corridor, complemented by major *expansion* areas on its southern and south-western edges where public transport can be easily extended
- ▲ its role as the northern gateway, connecting SEQ to coastal and regional cities, and central and northern Queensland towns
- ▲ an emerging national and global-oriented economy that embraces innovation and renewable energy, creativity and entrepreneurial activity, and which leverages major ‘future city’ investments in health and education infrastructure

- ▲ a new city centre at Maroochydore supported by a network of other urban centres, knowledge and technology precincts and industry and enterprise areas
- ▲ its role as a domestic and international tourism destination
- ▲ a growing domestic and international airport, which supports tourism and broader economic activities
- ▲ a developing integrated transport network that is accelerating access within the sub-region, and contributing to strong social and economic connections with the Metro sub-region
- ▲ nationally and internationally recognised natural assets and environmental values, including world-class hinterland areas and an identifiable inter-urban break that helps frame and differentiate it from the Metro sub-region
- ▲ scenic amenity areas including the Blackall Ranges, Glass House Mountains, Pumicestone Passage, Noosa River and the lakes system (Cootharaba, Weyba and Cooribah).

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CHAPTER 3 *The next 25 years*

Sub-regional growth

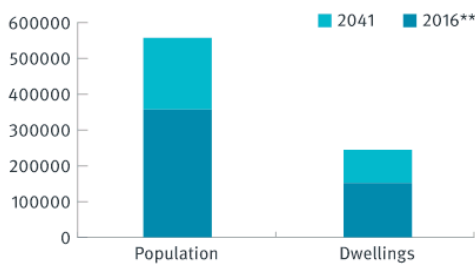
Tables 15 and 16 show the expected population growth, and dwelling supply benchmarks for the sub-region, to 2041. These will guide state agencies and local governments in preparing more detailed planning.

Table 15: Northern sub-region current estimates and future supply benchmarks

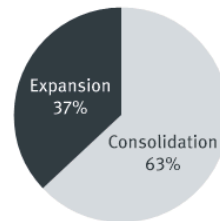
Local government	Population 2016**	Expected population growth 2016–2041*	Dwellings 2016**	Additional dwellings 2016–2041*
Sunshine Coast	303,400	191,600	125,877	87,000
Noosa	54,000	9,000	26,008	6,400
Total for sub-region	357,400	200,600	151,885	93,400

*Figures based on ShapingSEQ policy for 2041

Northern sub-region current estimates and expected



Consolidation vs expansion ratio



**Population is ABS estimated residential population; dwellings are 2016 Census counts (permanent private dwellings)

Table 16: Northern sub-region consolidation and expansion dwelling supply benchmarks*

Local government	Additional dwellings 2016–2041		
	Consolidation	Expansion	Total
Sunshine Coast	53,700	33,300	87,000
Noosa	4,800	1,600	6,400
Total for sub-region	58,500	34,900	93,400

*Figures based on ShapingSEQ policy for 2041

Legend for the RECs on page 123

- REC
- Regional activity centre
- Knowledge and technology precinct
- Major enterprise and industry area
- Intermodal terminal

For further detail on the core components of each REC refer to Table 4 in Part A of this chapter.

The next 25 years

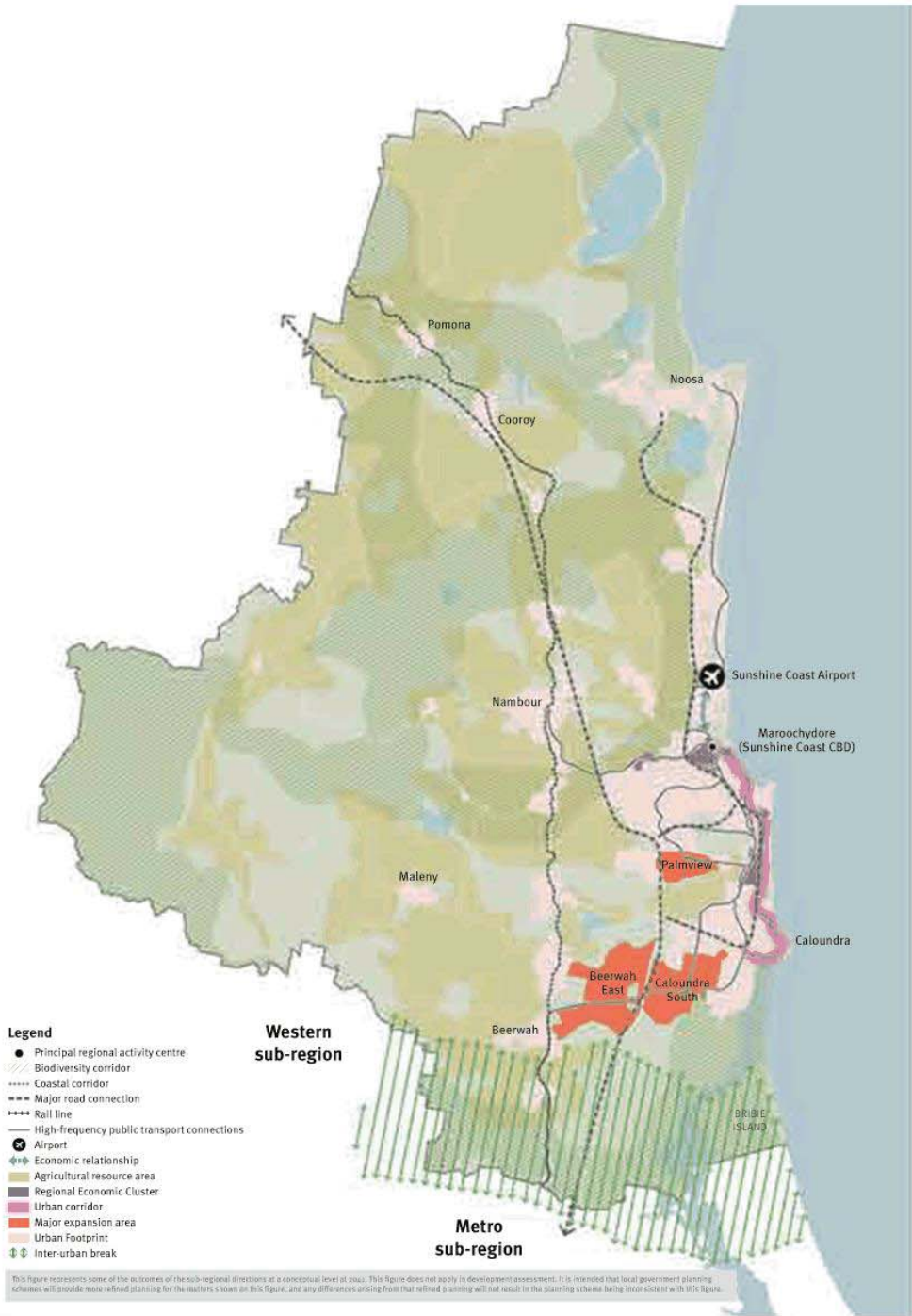


Figure 24: The Northern sub-region

ShapingSEQ August 2017

The next 25 years

Sub-regional outcomes

The following sub-regional outcomes have been identified to implement key *ShapingSEQ* strategies. These outcomes align with *ShapingSEQ*'s five themes: Grow, Prosper, Connect, Sustain and Live.

Outcomes for Grow

Growth by consolidation

- 1 The intent to use land and infrastructure efficiently will be supported by focusing density in and around appropriate locations along the urban corridor from Maroochydore to Caloundra, and in areas with superior access to public transport, employment and services. Key locations include:
 - a. Maroochydore (City Centre), Kawana and Caloundra regional activity centres, the Kawana Waters (health and education) knowledge and technology precinct, and proposed key stations along the urban corridor
 - b. the Nambour major regional activity centre also presents opportunities for increased residential density given its location on the north-coast rail line.

By 2041, these places will be more compact, mixed-use, connected and active, and provide improved urban amenity. Housing diversity, including a range of 'missing middle' housing forms, will also increase in and around these places.

- 2 Further growth and urban renewal along the proposed passenger transport corridor, between Maroochydore and Caloundra, will provide a cohesive corridor of distinctive, high-quality urban environments that are typically 'Sunshine Coast' in character and optimise access to future passenger transport services. Mixed-use development opportunities, and housing choice and affordability, will also be maximised.

Good planning and design will ensure that the corridor becomes an international showcase for both transit-oriented development and subtropical, energy-efficient living options that support outdoor living all year round.



Innovation Parkway commercial area, Sunshine Coast

Growth by expansion

- 3 The intent to deliver new and more complete communities that are well-planned and serviced will be achieved in areas including:
 - a. Beerwah East
 - b. Caloundra South
 - c. Palmview.

Of these areas, Caloundra South will accommodate the largest proportion of the sub-region's planned *expansion*, while Palmview will also contribute significantly.

- 4 Beerwah East has been included in the Urban Footprint to acknowledge its potential to provide important land supply in the northern corridor. It integrates with Beerwah and is serviced by road and a passenger transport corridor. The Queensland Government and Sunshine Coast Council will start resolving planning and infrastructure issues to ensure its availability for urban development within the next decade.

Assuming tenure matters and local constraints in Beerwah East can be resolved adequately, residential density and housing diversity will increase in proportion to a location's proximity to employment opportunities, services or public transport frequency. If the expected dwellings yields are unable to be delivered when required, other *expansion* areas may need to be considered.

Future planning for the Beerwah East major development area must also consider the long-term needs and operation of the adjoining Australia Zoo, which is a significant tourist activity and economic driver.

The sub-region's major *expansion* areas will develop as high-quality new communities.

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Potential Future Growth Areas

- 5 The major area in the sub-region that may be suitable for future urban growth is Halls Creek. The intent for this area is set out in Chapter 4.
- 6 No other Potential Future Growth Areas are identified in the Northern sub-region. However, Sunshine Coast and Noosa Shire councils will be encouraged to investigate the potential to identify limited additional longer-term urban growth opportunities, giving consideration to broader strategies for their long-term rural, environmental and landscape sustainability. Studies are to be undertaken in consultation with the Queensland Government and other key stakeholders.

These investigations will consider a range of factors including environmental and landscape values, flooding and coastal hazards, natural economic resources, and councils' broader strategies for accommodating population and employment growth. The appropriateness and timing of any additional *expansion* land supply would also be subject to relevant findings of the Queensland Government's *SEQ Growth Monitoring Program*.

Rural towns

- 7 Development in rural towns, including Landsborough, Palmwoods, Yandina, Cooroy and Pomona will occur in a sustainable manner to ensure community resilience and the needs of local communities are met.

Outcomes for Prosper

Regional Economic Clusters

- 8 The intent to be a globally competitive region, and an attractive destination for investment and high-value economic activities, will be accelerated by identifying, protecting and growing economic opportunities and synergies within and between Regional Economic Clusters (RECs).

The RECs in the Northern sub-region include:

a. Northern Gateway

This REC supports priority sectors of professional services and manufacturing, and higher order consumer functions such as retail, as well as community, civic and cultural uses.

The emerging Maroochydore City Centre (SunCentral) at the heart of the Maroochydore regional activity centre is a transformative and regionally significant project that will increase employment, improve accessibility and deliver wide spread economic and community benefits. This emerging city centre will provide for higher-value knowledge-based economic activities that will complement this REC and create further manufacturing opportunities.



Northern Gateway

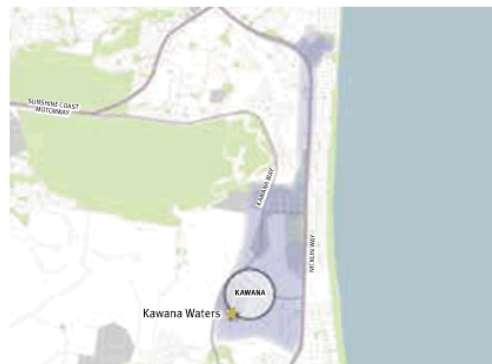
Delivering the high-frequency public transport connection with the upgraded Sunshine Coast Airport and aviation cluster at Maroochydore will also create further opportunities to accelerate economic development and reinforce Maroochydore's role as the primary centre for the Sunshine Coast.

If the Maroochydore-Caloundra high-frequency public transport connection is achieved, and council's planning delivers higher-value economic activity to complement the corridor, the boundary of the Northern Gateway REC may adjust over time in response.

b. Kawana

This emerging REC supports priority sectors of health and professional services. Establishment of the core precinct of the Kawana activity centre will provide a range of higher order consumer functions, such as retail and commercial services.

Delivering the passenger transport corridor and Kawana town centre will accelerate economic activity in this cluster.



Kawana

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- 9 Regional activity centres, knowledge and technology precincts, and major industry and enterprise areas that are not part of RECs will be developed in line with the regional strategies.

Rural prosperity

- 10 The sub-region's principal agricultural land resources in Eumundi–Yandina, Beerwah, Palmwoods, Mary Valley and the Glass House Mountains will be protected to preserve long-term food security and export opportunities. This includes preventing further land fragmentation and protecting agricultural activities from encroachment by incompatible uses.

Alternative agricultural futures will be explored to help coastal lowland areas transition from traditional cane farming. This includes diversifying rural activities to strengthen resilience to market cycles and climate change.

Opportunities exist to further grow and diversify the regional food system which has seen a range of direct marketing and value-adding options emerge for small to mid-scale primary producers and food processors. Adaptation of traditional industries and the entry of new players has seen the region become the centre of locally branded and artisanal food production.

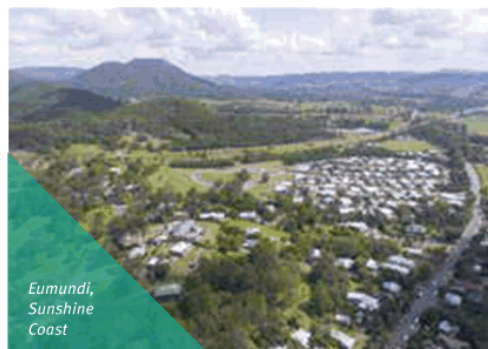
Local farmers' markets, restaurants and consumers are increasing the demand for the range of locally produced higher value dairy products, grass fed and free range meats, subtropical fruits, vegetables, nuts and niche products that now augment the well-established exports of processed ginger and herbs.

- 11 The sub-region's hinterland areas support the growth of creative and boutique industries. Rural diversification includes value-adding, nature-based tourism as well as clean energy initiatives. These activities will be encouraged where they can be managed to preserve the agricultural land resource, conservation assets and the surrounding character and scenic amenity.

Outcomes for Connect

Key regional infrastructure

- 12 The intent to be a region of interconnected communities that moves people and freight efficiently to maximise community and economic benefits will be facilitated by the delivery of high-frequency public transport connections, and key improvements to the integrated regional transport system, including improvements to the north-coast rail line between Beerburrum and Nambour, that integrate with the desired growth pattern.



Eumundi,
Sunshine
Coast

This will include:

- a. delivering Cross River Rail in the Metro sub-region, which will support economic growth in the Northern sub-region through improved access to the capital city centre
- b. delivering a network of high-frequency public transport connections as part of the strategic public transport system to 2041, including:
 - i. delivering the Maroochydore–Caloundra high-frequency public transport connection with opportunities to extend it to Beerwah, which will support increased residential densities and employment growth, increase public transport accessibility and efficiency, link the sub-region's RECs and support a key economic corridor
 - ii. providing high-frequency public transport connections on the north-coast rail line between Beerwah rail station and the Metro sub-region, through the Beerburrum to Nambour Rail Upgrade Project, which will relieve pressure on the strategic road network and improve freight efficiency
 - iii. extending the network of high-frequency public transport connections from Noosa and Nambour to Maroochydore and Caloundra South, which will help service commuter and other trips within the sub-region and relieve pressure on the road network.

Future investigations

- 13 The Queensland Government will support the Sunshine Coast Council's application to the Australian Communications and Media Authority to declare an offshore cable protection zone and landing point for an international submarine broadband cable connection.

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This cable would make the Sunshine Coast the first regional centre in Australia to provide direct, international broadband connectivity to global markets in the Asia-Pacific and the United States. This will significantly increase the economic competitiveness of the sub-region and all of SEQ.

Outcomes for Sustain

Landscape areas and natural assets

- 14 The intent to protect and nurture the regional biodiversity network and manage regional landscapes will be particularly relevant to the following locations:
 - a. Noosa North Shore Corridor, which links Teewah Beach to Cooloola and Great Sandy National Park
 - b. Lakes Cootharaba, Cooroibah and Weyba, and their catchment areas
 - c. the UNESCO (United Nations Educational, Scientific and Cultural Organisation) recognition of Noosa Shire as a Biosphere Reserve
 - d. National Estate-listed Maroochy–Noosa Wallum Corridor
 - e. Maroochy Wetlands
 - f. Elgin–Conondale Corridor, which links Yabba/ Squirrel Creek/Jimna/Conondale
 - g. Mapleton National Park to Mooloolah River National Park Terrestrial Corridor
 - h. Blackall Range–Imbil Corridor, which links Conondale/Bellthorpe/Kenilworth/Imbil
 - i. the National Heritage-listed and culturally significant Glass House Mountains
 - j. Currimundi and Stumer Creek, and associated lagoons, shallow wetlands and coastal vegetation
 - k. the Ramsar-listed wetlands of Bribie Island, the Pumicestone Passage, and the islands and waters of northern Moreton Bay
 - l. Noosa North Shore to Pumicestone Passage Coastal Corridor.

Indigenous landscape values

- 15 Traditional Owners will be engaged to ensure their cultural knowledge and connection to land and sea Country is included in planning. This will be particularly relevant to Mt Coolum, Mt Ninderry and Maroochy River and Glass House Mountains. Further values are indicated in Map 5a and described in Table 11a.



Mapleton Falls National Park, Sunshine Coast

Inter-urban break

- 16 The Moreton Bay–Sunshine Coast (Northern) inter-urban break will be retained as a regionally significant green break providing open space, amenity and other non-urban landscape values between the major urban areas of the Metro and Northern sub-regions; this will also serve to retain their distinctive lifestyles.

This inter-urban break protects the landscape setting of the heritage-listed Glass House Mountains National Park and water quality of the Ramsar listed wetlands of the Pumicestone Passage, and preserves opportunities for agricultural production and forestry, tourism and outdoor recreation.

The Queensland Government will continue to work with Sunshine Coast Council and Moreton Bay Regional Council to determine the extent and values of this inter-urban break, and investigate mechanisms to ensure its long-term protection, coordinated management and greater utilisation in accordance with its stated values (refer to Chapter 4).

Regional water supply

- 17 To ensure water security for the sub-region, Seqwater will work with the Queensland Government, relevant water service providers, local government and the community to deliver a new water supply source required within the next 20 years.

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Outcomes for Live

Our great places

18 Developing and promoting great places will support the sub-region's liveability, prosperity, and sense of identity and community.

Current and evolving great places identified by local governments in the Northern sub-region include:

- a. Hastings Street Noosa Heads, an iconic destination, is a small-scale main street set among the green backdrop of Noosa Hill that provides a major drawcard for locals and international visitors. These qualities – a vibrant, pedestrian-friendly streetscape and diverse dining and retailing opportunities – all make Hastings Street an outstanding place.
- b. Caloundra City Centre with its traditional main street – Bulcock Street – connecting to Kings Beach involves major and smart city improvements with community involvement to create a great place where community use, commerce, a great public realm and events all co-exist.
- c. Mooloolaba Esplanade and Spit, a renowned beach and riverfront resort destination features high-quality urban design and public space with street shopping and dining.
- d. Ocean Street and Maroochyodre City Centre, a traditional main street revitalised with food, live music and dining, is connected to a new city centre at SunCentral and provides world-class urban form and infrastructure, as well as smart city technologies.
- e. Palmwoods Town Centre contains a traditional and historically intact main street and surrounding streets, with preserved laneways and buildings, and a local community offering a mix of activities, arts and crafts, and hinterland trails.
- f. Nambour Town Centre, the historic centre of the sub-region, is renewing itself as a hip place to be for young people living or visiting the sub-region, with an emerging live music and vibrant street-life scene.
- g. Eumundi Village Centre, a traditional and historically intact main street, is home to the world famous Eumundi Markets and a focal point for arts, crafts and other creative activities, as well as its hinterland.
- h. Cooroy and its surrounding area services much of the Noosa hinterland. Residents enjoy modern lifestyle conveniences in a country town atmosphere. The streetscape is enhanced by heritage buildings, mature landscaping, shaded footpaths, small/intimate business premises, and visual connections with the sub-region's agricultural and forestry heritage.
- i. Yandina, one of the oldest towns on the Sunshine Coast, includes a subtropical town centre showcasing heritage-listed buildings, vibrant markets and dining options.
- j. Beerwah, an emerging growth town with a modern country feel in the heart of 'Glass House Country', supports an active and lively main street where new development blends with its traditional rural town heritage values.
- k. Landsborough in the Glass House Mountains is a popular tourism destination, often regarded as the gateway to the hinterland tourist trail.
- l. Maleny, Montville, Mapleton and Flaxton are small towns and villages on the picturesque Blackall Range offering a mix of activities on their village character main streets.
- m. Kenilworth sits behind the Blackall Range and offers an historical museum, art gallery, and a range of eateries, shops, and niche food production.
- n. Kawana Town Centre and Hospital including the lakefront, which is connected to Bokarina Beach, Sippy Downs Town Centre and University, are emerging pedestrian-scale, urban precincts, featuring a wide range of town centre uses.



Eumundi markets, Sunshine Coast

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WESTERN SUB-REGION

The Western sub-region (Figure 25) contains SEQ’s major rural production and regional landscape areas, and is supported by the major cities of Ipswich and Toowoomba. These cities contain significant *expansion* areas, Regional Economic Clusters (RECs) and infrastructure connections of national significance.

The Western sub-region is SEQ’s rural heartland. Places like the Lockyer Valley, Scenic Rim, Somerset and Ipswich rural hinterland counterbalance the region’s major urban areas. Parts of the sub-region also offer an alternative temperate climate and lifestyle, further boosting the sub-region’s distinctiveness.

Both development and improving transport connections are strengthening relationships between this sub-region and the Metro sub-region for services and employment.

The sub-region is characterised by:

- ▲ a predominantly regional and rural lifestyle supported by spectacular open space, hinterland and natural landscape settings
- ▲ its reputation as one of the most fertile farmland areas in the world, and its role as Australia’s food bowl, growing the most diverse range of commercial fruit and vegetables in Australia
- ▲ diverse living opportunities, including urban areas and centres, suburban areas, rural centres, rural residential and rural (including hinterland) living
- ▲ a strong focus on *expansion* areas, primarily around the sub-region’s major urban and rural centres, particularly in Ipswich and Toowoomba
- ▲ its role as the western gateway, connecting SEQ to the rural areas and towns of Darling Downs and South Burnett, and providing critical freight connections with northern New South Wales and the southern states
- ▲ an emerging national- and global-oriented economy leveraging major investments in airport, logistics and freight infrastructure
- ▲ the Ipswich and Toowoomba CBDs, and a dispersed network of urban and rural centres – including Gatton, Boonah, Beaudesert and Kilcoy – that service distinct regional populations
- ▲ a new major airport at Wellcamp, which supports broader economic activities, including freight and tourism
- ▲ significant major industry and enterprise areas and Australian Defence Force infrastructure
- ▲ several distinctive and culturally rich rural townships
- ▲ an integrated transport network that accelerates access within the sub-region, and provides strong social and economic connections with the Metro sub-region, including critical freight connections with the Port of Brisbane
- ▲ expansive water catchments and groundwater systems that supply the majority of the region’s water for drinking, farming and industry
- ▲ a network of waterways, lakes and wetlands that provide important recreational, cultural, environmental and health benefits
- ▲ nationally and internationally recognised natural assets and environmental values, including world-class hinterland areas and the Great Dividing Range.

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CHAPTER 3 *The next 25 years*

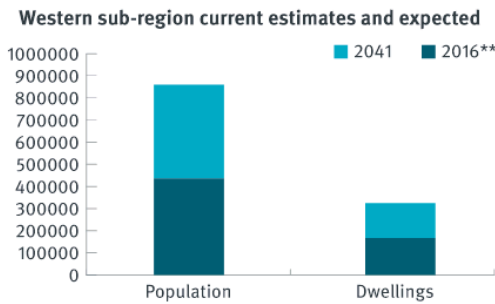
Sub-regional growth

Tables 17 and 18 show the expected population growth, and dwelling supply benchmarks for the sub-region, to 2041. These will guide state agencies and local governments in preparing more detailed planning.

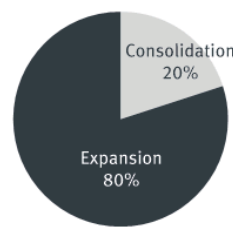
Table 17: Western sub-region current estimates and future supply benchmarks

Local government	Population 2016**	Expected population growth 2016–2041*	Dwellings 2016**	Additional dwellings 2016–2041*
Ipswich	200,100	319,900	72,092	111,700
Somerset	25,200	12,800	10,107	6,200
Toowoomba (urban extent)	134,000	46,000	54,786	20,300
Lockyer Valley	39,500	21,500	14,282	9,600
Scenic Rim	41,000	21,000	16,305	10,000
Total for sub-region	439,800	421,200	167,572	157,800

*Figures based on ShapingSEQ policy for 2041



Consolidation vs expansion ratio



**Population is ABS estimated resident population; dwellings are 2016 Census counts (permanent private dwellings)

Table 18: Western sub-region consolidation and expansion dwelling supply benchmarks*

Local government	Additional dwellings 2016–2041		
	Consolidation	Expansion	Total
Ipswich	27,900	83,800	111,700
Somerset	0	6200	6200
Toowoomba (urban extent)	3200	17,100	20,300
Lockyer Valley	0	9600	9600
Scenic Rim	0	10,000	10,000
Total for sub-region	31,100	126,700	157,800

*Figures based on ShapingSEQ policy for 2041

Legend for the RECs on pages 131–132

- REC
- Regional activity centre
- Knowledge and technology precinct
- Major enterprise and industry area
- Intermodal terminal

For further detail on the core components of each REC refer to Table 4 in Part A of this chapter.

WESTERN SUB-REGION

The next 25 years

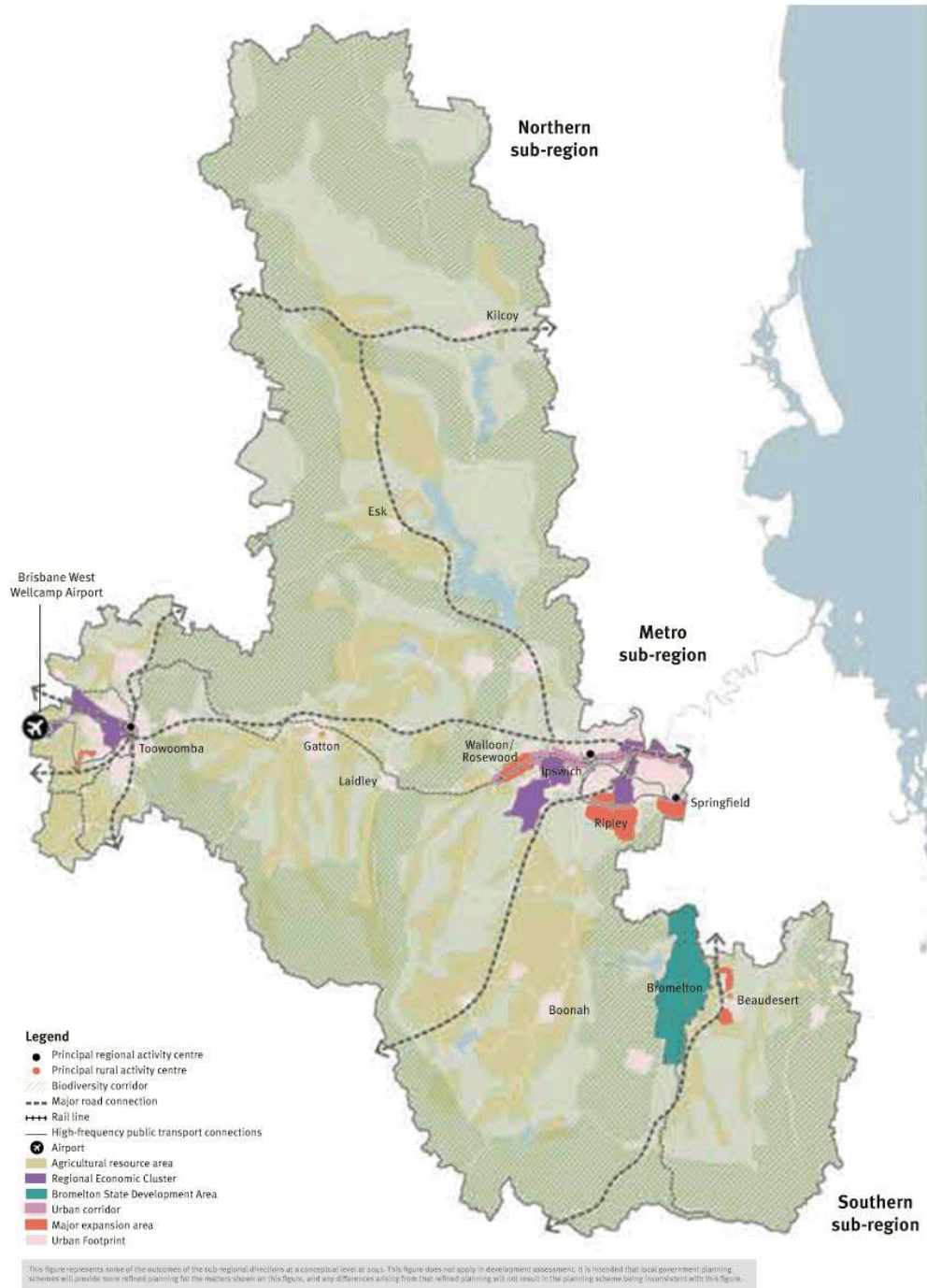


Figure 25: The Western sub-region

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Sub-regional outcomes

The following sub-regional outcomes have been identified to implement key *ShapingSEQ* strategies. These outcomes align with *ShapingSEQ*'s five themes: Grow, Prosper, Connect, Sustain and Live.

Outcomes for Grow

Growth by consolidation

- 1 The intent to use land and infrastructure efficiently will be supported by focusing density in and around appropriate locations along urban corridors, and in areas with superior access to public transport, employment and services. Key locations include:
 - a. the Ipswich to Rosewood rail transport corridor, including Ipswich and Goodna regional activity centres, and the Ipswich knowledge and technology precinct (health and education), and key rail stations between Rosewood and Redbank
 - b. Springfield regional activity centre (including its rail station)
 - c. Toowoomba regional activity centre, including the Toowoomba Railway Parklands Priority Development Area.

By 2041, these places will be more compact, mixed-use, connected and active, and provide improved urban amenity. Housing diversity, including a range of 'missing middle' housing forms, will also increase in and around these places.

Growth by expansion

- 2 The intent to deliver new and more complete communities that are well-planned and serviced will be achieved in areas including:
 - a. Beaudesert
 - b. emerging growth area at Plainlands
 - c. Fernvale
 - d. Meringandan West
 - e. Redbank Plains, Bellbird Park, Collingwood Park
 - f. Ripley Valley
 - g. Rosewood/Thagoona/Walloon
 - h. Springfield
 - i. Westbrook/Drayton.



Gatton main street, Lockyer Valley

Of these areas, Ripley Valley, Springfield and Rosewood/Thagoona/Walloon will accommodate the largest proportion of the sub-region's planned *expansion*.

Assuming local constraints are resolved adequately, residential density and housing diversity will increase in proportion to a location's proximity to employment opportunities, services or public transport frequency.

These places will develop as new high-quality communities.

- 3 New communities located within Lockyer Valley, Scenic Rim or Somerset local government areas are to plan for and achieve a net residential density that is appropriate for their rural locality (refer to Grow, Element 3, Strategy 3).

Potential Future Growth Areas

- 4 Major areas in the sub-region that may be suitable for future urban growth include Beaudesert East, Glamorgan Vale, Lanefield/Granchester, Mount Kynoch, Meringandan/Kleinton and Mundoolun (part). The intent for these areas is set out in Chapter 4.

Rural towns

- 5 Development in rural towns, including Esk, Kilcoy, Toogoolawah, Lowood, Gatton, Marburg, Canungra and Boonah will occur in a sustainable manner to ensure community resilience and the needs of local communities are met.

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Outcomes for Prosper

Regional Economic Clusters

- 6 The intent to be a globally competitive region, and an attractive destination for investment and high-value economic activities, will be accelerated by identifying, protecting and growing economic opportunities and synergies within and between Regional Economic Clusters (RECs).

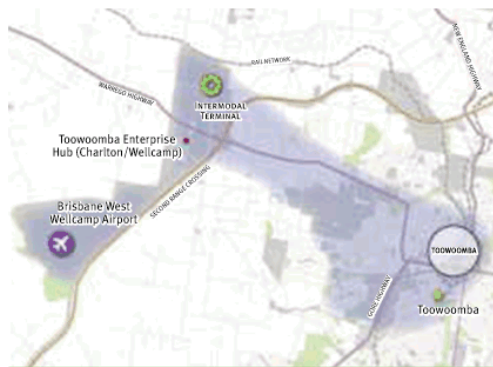
The RECs in the Western sub-region include:

a. Western Gateway

This REC supports significant agricultural and resource activities and priority sectors of manufacturing, transport and logistics, and health and knowledge (including higher education). It also supports creative and cultural industries, tourism and higher order consumer functions such as retail, as well as community, civic and cultural uses.

Strategically located as the gateway to the west and at the intersection of three national highways, the ongoing development of the Brisbane West Wellcamp Airport, Toowoomba Enterprise Hub (Charlton Wellcamp Enterprise Area), Toowoomba Second Range Crossing, as well as long-term investments such as the Melbourne to Brisbane Inland Rail, will further strengthen this regional hub as a significant inland port. In particular, growth in domestic and international aviation traffic will provide opportunities for an aviation cluster around the Brisbane West Wellcamp Airport.

Delivery of high-frequency public transport connections linking the airport to the Toowoomba CBD and the Toowoomba knowledge and technology precinct, as well as the ongoing growth and development of the Toowoomba CBD to support high order professional services, will further strengthen economic activity in this cluster.



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b. Ipswich

This emerging REC has the potential to develop into a major economic hub featuring a diverse mix of economic activities. Clustering around the Ipswich regional activity centre includes priority sectors of commercial and professional services, health and tertiary education complemented by a retail and civic heart.

Towards the west, there is an emerging industrial corridor anchored by clustering of transport and logistics, and manufacturing (aviation and defence) priority sectors around the Royal Australian Air Force (RAAF) Base Amberley and the Amberley Aerospace and Defence Support Centre.

Opportunities exist for greater intensification and consolidation of activities within this REC. Close proximity to major transport infrastructure provides long-term opportunities for a transport and logistics hub associated with the future Melbourne to Brisbane Inland Rail line. However, this REC will need to overcome challenges relating to geotechnical stability in parts of Ebenezer associated with former mining activities to reach its full potential.

Delivery of high-frequency public transport connections, and the on-going growth and development of the Ipswich CBD to support high order professional services, will strengthen economic activity in this cluster.



Ipswich

The next 25 years

c. Springfield

This emerging REC includes priority sectors of health and tertiary education clusters, supported by higher order consumer activities such as retail and hospitality. A burgeoning commercial and professional services sector is also starting to emerge and will help to diversify this REC.

This REC will benefit from an ongoing commitment to diversification of its economic base, major investments in public transport, and continued high-quality design outcomes.



Springfield

d. South West Industrial Corridor

Supported by significant state and national transport infrastructure, this well-established REC, which spans into the Metro sub-region, contains the most significant industrial cluster in the region.

It operates as a receiving and dispatch location for much of SEQ's land-based freight. The function of this REC varies from a very heavy industrial focus, supporting priority sectors of manufacturing, mining services and transport and logistics at its expanding western boundary, to health and tertiary education oriented sectors towards its eastern boundary.

Maximising the capacity of the existing rail network, improving internal mobility and prioritising the movement of freight will enhance the functioning of this REC. There may also be potential for synergies to emerge with the Pacific Motorway REC.

- 7 Regional activity centres, knowledge and technology precincts, and major industry and enterprise areas that are not part of RECs will be developed in line with the regional strategies.



South West Industrial Corridor

Bromelton State Development Area

- 8 The Bromelton State Development Area (SDA) provides long-term industrial land supply and will facilitate industrial activities of regional, state and national significance. It is strategically located near Mt Lindesay Highway and on the standard rail gauge line between Brisbane and Sydney, which presents significant opportunities for transport and logistics activities, in particular rail-dependent industries.

Delivery of a number of key infrastructure projects will facilitate long-term development of the SDA. This includes the Southern Freight Rail Corridor to the Sydney–Brisbane Rail Corridor, which will serve as the major freight link connecting a future Melbourne to Brisbane Inland rail line, and the realignment of the Mt Lindesay Highway through the SDA, which will improve connections with SEQ markets and provide efficiencies in freight movement.

The potential for this area to emerge as a REC will require improved synergies with the Beaudesert Activity Centre. The future Salisbury to Beaudesert rail link will facilitate greater worker accessibility to the SDA, which presents employment opportunities for the wider Scenic Rim and southern Logan council areas.

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Special uses

- 9 The following special uses will be protected in the long-term from encroachment by sensitive and incompatible activities:
 - a. The Helidon Hazardous Industry Precinct contains the Helidon Explosives Reserve, which is one of only two explosives reserves within Queensland. This highly specialised land use has very significant buffering requirements and is integral to supporting the extractive and construction industries.

Opportunities to grow the capacity of the Helidon Hazardous Industry Precinct for regionally significant special industry operations will be investigated in the longer term.
 - b. The Ipswich Motorsports Precinct at Willowbank is a regionally, state and nationally significant motorsport and outdoor recreational facility that hosts a range of national and international events.
 - c. RAAF Base Amberley is the Royal Australian Air Force’s largest airbase and a significant and growing employer that provides economic benefits to the regional and state economy.
 - d. Kokoda Barracks (Land Warfare Centre) located in Canungra is an important training and operational readiness facility for defence force personnel.
 - e. Borallon Training and Correctional Centre and Southern Queensland Correctional Centre (near Gatton) provide high security correctional facilities in the region.

Rural prosperity

- 10 The sub-region’s principal rural production lands (for horticulture, forestry and grazing) in the Lockyer Valley, Scenic Rim, Somerset and Ipswich areas support one of the nation’s most important food bowls; they are extremely important for long-term food security and export opportunities. This land resource and the supporting processing infrastructure will be protected, including preventing further land fragmentation and protecting rural industries and activities from encroachment by incompatible uses.

Alternative rural futures will be explored to diversify and increase the productivity of rural activities, and strengthen the area’s resilience to market cycles and climate change. Maintaining the productive capacity of this land resource will become increasingly important to the region in the face of climate change.
- 11 The Queensland Government will partner with Ipswich, Scenic Rim, Somerset, and Lockyer Valley councils, the private sector, and key stakeholders to identify opportunities to ensure a sustainable future for the sub-region’s rural production land resources, including a secure and sustainable water supply.
- 12 The sub-region’s hinterland areas support the growth of creative and boutique industries, and nature-, rural- and adventure-based tourism and recreation activities that add to its visitor appeal and economic diversity. These activities will be encouraged where impacts on the environment and scenic amenity can be successfully managed.



Farming in Gatton, Lockyer Valley

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CHAPTER 3

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Outcomes for Connect

Key regional infrastructure

- 13 The intent to be a region of interconnected communities that moves people and freight efficiently to maximise community and economic benefits will be facilitated by the delivery of high-frequency public transport connections, and key improvements to the integrated regional transport system, that integrate with the desired growth pattern. This will include:
 - a. delivering Cross River Rail in the Metro sub-region, which will support economic growth in the Western sub-region through improved access to the capital city centre
 - b. delivering high-frequency public transport connections as part of the strategic public transport system to 2041, including:
 - i. delivering high-frequency public transport connections along the Ipswich to Springfield public transport corridor, which will strengthen economic and social connections within the sub-region and support *expansion* areas, including increased residential densities close to planned stations; connections to Keidges Road and School Road will be prioritised in delivery of the corridor
 - ii. delivering a high-frequency public transport connection between Brassall and Yamato via the Ipswich CBD to support increased residential densities, employment growth, and public transport accessibility and efficiency
 - c. delivering the Southern Freight Rail Corridor (part of the Melbourne to Brisbane Inland Rail project), connecting the western rail line near Rosewood to the interstate railway near Bromelton, which will improve the freight network's efficiency and relieve pressure on the passenger rail network between Rosewood/Ipswich and the Metro sub-region
 - d. delivering the Toowoomba Second Range Crossing, which will improve freight movement efficiency, unlock the potential of the regional freight and logistics hub at the Toowoomba Enterprise Hub (Charlton Wellcamp Enterprise Area) and relieve pressure on Toowoomba City roads
 - e. delivering the Western Ipswich Bypass, which will improve freight network efficiency and relieve pressure on Ipswich City roads
 - f. delivering the Bromelton North-South Arterial Road, as part of the Mt Lindesay Highway upgrade, which will improve freight efficiency through the Bromelton State Development Area to the freight network.



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14 Supporting and working with the Australian Government to deliver the Melbourne to Brisbane Inland Rail project which will support efficient freight movement throughout the sub-region, and more broadly. This will improve national rail freight network connections with Melbourne via Toowoomba, Lockyer Valley, Ebenezer and the Bromelton SDA, and ultimately link to the Port of Brisbane.

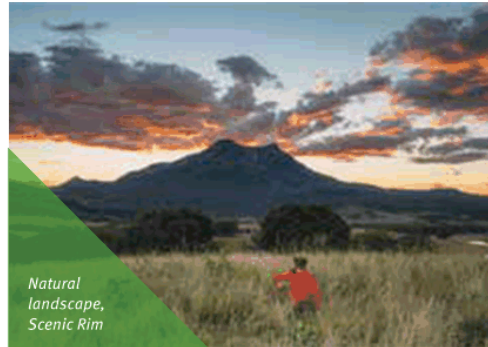
Future investigations

- 15 The Australian and Queensland governments will work with Toowoomba and Lockyer Valley regional councils, Ipswich City Council and other key stakeholders to investigate the integration of passenger transport services with the Melbourne to Brisbane Inland Rail project from Rosewood to Toowoomba, which could provide passenger transport connections to Toowoomba.
- 16 A new road connection to support freight movement between the Logan Motorway and Ebenezer will be investigated.
- 17 Under current analysis, high-frequency rail public transport connections are not warranted to Rosewood, or in Toowoomba, however this will be further investigated if sufficient residential densities are achieved in this corridor.

Outcomes for Sustain

Landscape areas and natural assets

- 18 The intent to protect and nurture the regional biodiversity network and manage regional landscapes will be particularly relevant to the following locations:
 - a. Border Ranges biodiversity hotspot centred on the McPherson Macleay Overlap which contains the Gondwana Rainforest World Heritage Area, including Mt Barney and Main Range National Parks
 - b. Scenic Rim Corridor, which links Glen Rock State Forest south and east to the Gold Coast, including national parks (Main Range, Mt Barney, Mt Maroon, Mt Chinghee, Lamington and Springbrook), Mt Lindesay and Tamborine Mountain
 - c. Main Range–Helidon Hills Corridor, which links Helidon Hills to Toowoomba and Glenrock, and an offshoot including the Mistake Ranges, and Little Liverpool Range to Wivenhoe Dam
 - d. Helidon Hills–Blackall Range Corridor, which links Helidon Hills north to Benarkin, Imbil and Connondale, and to the Blackall Range



- e. Mt Coot-tha–Blackall Range Corridor, which links Mt Coot-tha, D’Aguilar (South)/Bunyaville Conservation Park, D’Aguilar National Park including Mt Glorious, Somerset Dam precinct, Wivenhoe Dam precinct and north to the Blackall Range
- f. Flinders–Karawatha Corridor, which links Karawatha Forest, Greenbank Military Training Area, White Rock, Goolman, Mt Perry, Flinders Peak, Teviot Range, Mt Joyce, Wyaralong Dam and south to Mt Barney in the Border Ranges
- g. D’Aguilar Range–Benarkin Corridor, which includes Deer Reserve National Park and Deer Reserve State Forest
- h. Deongwar–D’Aguilar Corridor, which links Deongwar State Forest through the Esk State Forest and east to the D’Aguilar Range National Park including Mt Glorious.

Indigenous landscape values

- 19 Traditional Owners will be engaged to ensure their cultural knowledge and connection to land and sea Country is included in planning. This will be particularly relevant to the Brisbane River, Flinders Peak, Tamborine Mountain, Canungra Valley and Mt Tabletop. Further values are indicated in Map 5a and described in Table 11a.
- 20 Native Title exists in relation to areas of land or waters within the area recognised as Jinibara Country. For a full description see www.nntt.gov.au.

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*The next 25 years***Outcomes for Live****Our great places**

21 Developing and promoting great places will support the sub-region's liveability, prosperity, sense of identity and community. Current and evolving great places identified by local governments in the Western sub-region include:

- a. Ipswich City Centre, the heart of one of Queensland's oldest cities, which is being revitalised into a modern CBD while reflecting its rich history and character, flanked by highlights such as Queens Park and River Heart Parklands
- b. Toowoomba City Centre, a vibrant commercial, health, civic and service hub for the greater South West and Darling Downs region, with a 'Melbourne of the north' network of heritage buildings and laneways, a temperate climate and an emerging array of coffee shops, restaurants and artisan stores; celebrated by festivals throughout the year, it is flanked by the Queens and Laurel Bank Parks, and the Railway Parklands development
- c. Springfield, a new town centre in a master-planned community with a strong main street, mixed-use character with major community assets such as a railway station, Robelle Domain parklands and Orion Lagoon
- d. Ripley, a vibrant new town centre that services the Ripley Valley master-planned community with diverse living opportunities and retail, commercial and recreational facilities, focused on a public transport hub, main street and town centre parklands
- e. Goodna, a renewed, compact, mixed-use town centre that services the eastern suburbs of Ipswich, and is located close to major rail and highway connections and a major open space network
- f. Rosewood, an attractive, historic rural town within a scenic natural and rural setting, services major growth in the western area of Ipswich and contains a mix of residential densities and land uses, as well as a traditional country town main street and railway station
- g. Laidley, one of the region's largely intact rural town main streets with potential to increase the appeal of the town centre
- h. Beaudesert, Boonah and Tamborine Mountain, all vibrant Scenic Rim towns that offer a country town and hinterland village experience, provide active and lively main streets and public spaces, and are gateways to the region's spectacular rural and natural landscapes
- i. Esk and Kilcoy, with traditional main streets supporting vibrant and successful rural town centres.



Esk, Somerset

The next 25 years

SOUTHERN SUB-REGION

The Southern sub-region (Figure 26) contains SEQ’s second-largest urban area and a major city in its own right – the City of Gold Coast. The sub-region is a model of coastal urbanity with a contemporary vibe.

The Southern sub-region is characterised by:

- ▲ an exciting coastal-urban lifestyle supported by world-class beaches, waterways and hinterland areas
- ▲ a highly urbanised coastal edge and historical, inland urban settlements and hinterland townships
- ▲ diverse living opportunities, including seaside urban centres, CBD, mixed-use, canal, suburban, rural residential and rural (including hinterland) living
- ▲ a strong focus on *consolidation* around major urban centres and along the light rail urban renewal corridor (and its future extensions)
- ▲ its role as the southern gateway, connecting SEQ to coastal cities and towns of the southern states and, increasingly, the world

- ▲ a maturing national- and global-oriented economy increasingly focused on productive- and knowledge-intensive activity and creative industries
- ▲ a CBD supported by a strong network of urban centres, knowledge and technology precincts and industry and enterprise areas, and a major domestic and international airport that supports tourism and broader economic activities
- ▲ its role as SEQ’s premier domestic and international tourism destination
- ▲ an integrated transport network that accelerates access within the sub-region, and provides strong social and economic connections with the Metro sub-region
- ▲ nationally and internationally recognised natural assets and environmental values, including world-class coastal and hinterland areas.

In 2018, the Southern sub-region will host the Commonwealth Games, providing a significant boost for the sub-region internationally. SEQ is well placed to capitalise on this major event.

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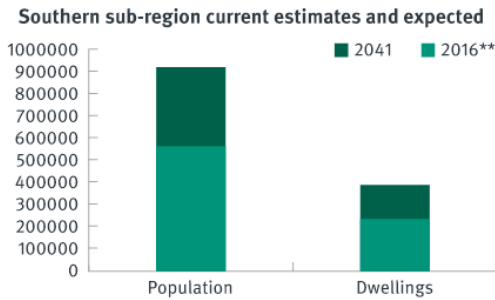
Sub-regional growth

Tables 19 and 20 show the expected population growth, and dwelling supply benchmarks for the Southern sub-region, to 2041. These will guide state agencies and local governments in preparing more detailed planning.

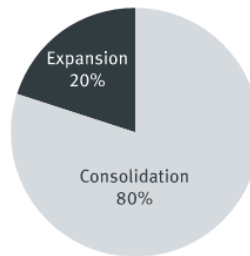
Table 19: Southern sub-region current estimates and future supply benchmarks

City of Gold Coast	Population 2016**	Expected population growth 2016–2041*	Dwellings 2016**	Additional dwellings 2016–2041*
Total for sub-region	567,900	351,100	234,639	158,900

*Figures based on ShapingSEQ policy for 2041



Consolidation vs expansion ratio



**Population is ABS estimated residential population; dwellings are 2016 Census counts (permanent private dwellings)

Table 20: Southern sub-region consolidation and expansion dwelling supply benchmarks*

City of Gold Coast	Additional dwellings 2016–2041		
	Consolidation	Expansion	Total
Total for sub-region	127,900	31,000	158,900

*Figures based on ShapingSEQ policy for 2041

Legend for the RECs on pages 141–142

- REC
- Regional activity centre
- Knowledge and technology precinct
- Major enterprise and industry area
- Intermodal terminal

For further detail on the core components of each REC refer to Table 4 in Part A of this chapter.

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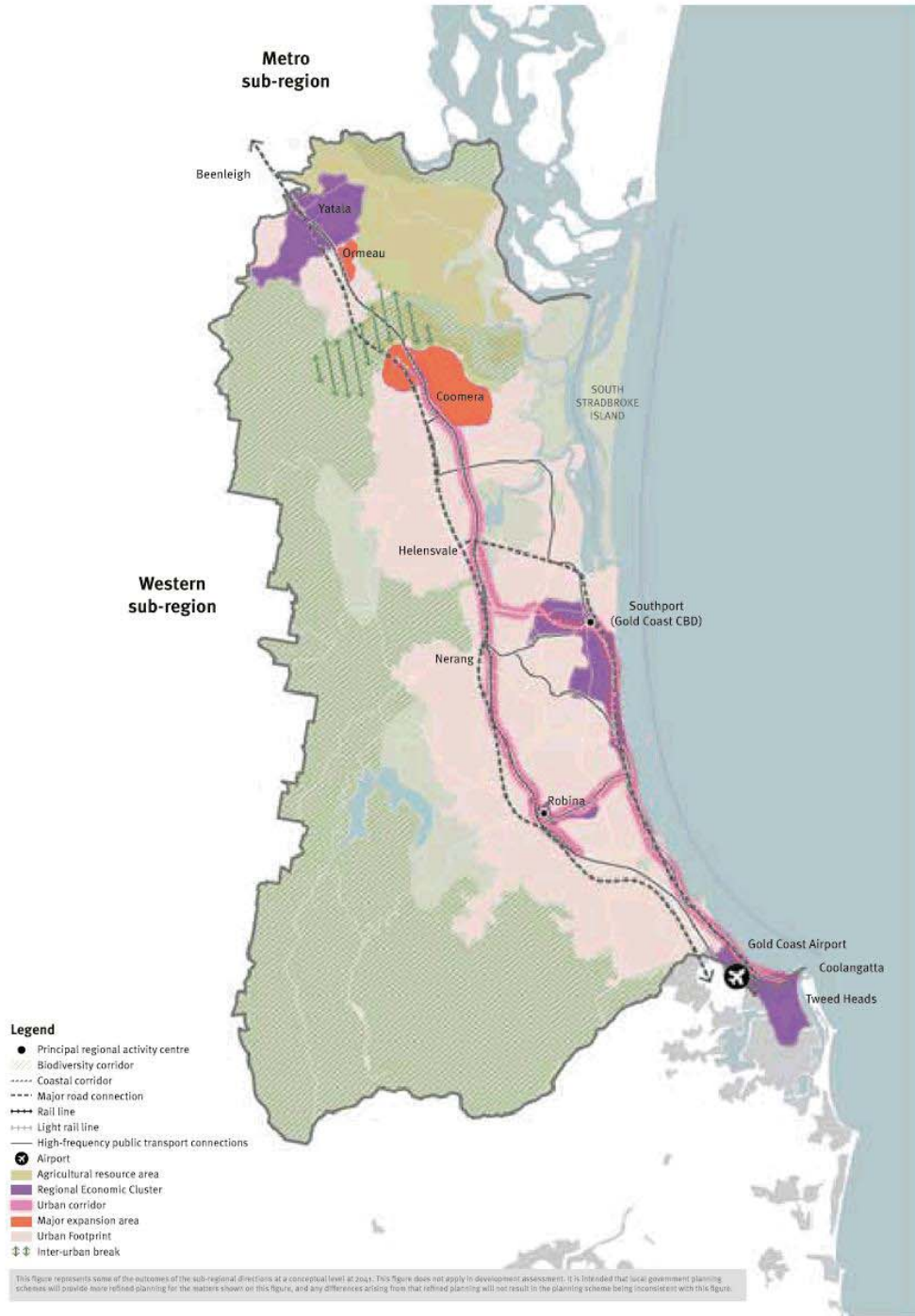


Figure 26: The Southern sub-region

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Sub-regional outcomes

The following sub-regional outcomes have been identified to implement key *ShapingSEQ* strategies. These outcomes align with *ShapingSEQ*'s five themes: Grow, Prosper, Connect, Sustain and Live.

Outcomes for Grow

Growth by *consolidation*

- 1 The intent to use land and infrastructure efficiently will be supported by focusing density in and around appropriate locations along urban corridors, and in areas with superior access to public transport, employment and services. Key locations include:
 - a. the light rail urban renewal corridor, including Southport (Gold Coast CBD), Surfers Paradise, Broadbeach and Helensvale regional activity centres, Gold Coast Health and Knowledge Precinct and key rail stations
 - b. the Gold Coast rail transport corridor, including Robina, Nerang and Helensvale regional activity centres, and key rail stations
 - c. Gold Coast Health and Knowledge Precinct, and Robina (health and education) and Varsity Lakes (education) knowledge and technology precincts
 - d. the future passenger transport corridor between Broadbeach and Coolangatta, including the regional activity centre and proposed key stations.

By 2041, these places will be more compact, mixed-use, connected and active, and provide improved urban amenity. Housing diversity, including a range of 'missing middle' housing forms, will also increase in and around these places.

Accommodation of the *consolidation* dwelling supply benchmarks will require sustained planning effort. The state will monitor and work with the City of Gold Coast to ensure adequate supply is sustained.

- 2 Further growth and urban renewal along the light rail, between Helensvale and Broadbeach (and future extensions), will provide a cohesive corridor of distinctive, high-quality urban environments that are typically 'Gold Coast' in character and optimise access to light rail services. Economic development opportunities, and housing choice and affordability, will also be maximised.

Good planning and design will ensure that the corridor (and future extensions) becomes an international showcase for both transit-oriented development and subtropical, energy-efficient living options that support outdoor living all year round.



Southport,
Gold Coast

Growth by *expansion*

- 3 The intent to deliver new and more complete communities that are well-planned and serviced will be achieved in areas including:
 - a. Coomera
 - b. Pimpama
 - c. Upper Coomera.

Of these areas, Coomera will accommodate the largest proportion of the sub-region's planned expansion.

Assuming any local constraints can be resolved adequately, residential density and housing diversity will increase in proportion to a location's proximity to employment opportunities, services or public transport frequency.

These places will develop as high-quality new communities.

Potential Future Growth Areas

- 4 No major areas with potential for future urban growth have been identified outside the Urban Footprint. However, this is subject to monitoring to ensure there is adequate supply and the benchmarks can be accommodated in the sub-region. If this monitoring indicates a shortfall in housing, other areas for *expansion* may need to be considered. Such areas will be identified having regard to investigations undertaken by the Council of the City of Gold Coast.

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Outcomes for Prosper

Regional Economic Clusters

5 The intent to be a globally competitive region, and an attractive destination for investment and high-value economic activities, will be accelerated by identifying, protecting and growing economic opportunities and synergies within and between Regional Economic Clusters (RECs).

The RECs in the Southern sub-region include:

a. Southport–Broadbeach

This well-established REC is economically significant across a range of sectors at varying points, that combined, create a corridor of activity. Priority sectors include health and knowledge (including tertiary education), cultural and creative, commercial and corporate services, tourism, and higher order consumer functions, including retail, hospitality and tourism.

This corridor has significantly benefited from the light rail and investment in future stages will further intensify economic activities.

Opportunities to leverage off the cultural arts precinct, while maintaining high-quality design outcomes, will also benefit this corridor, providing fragmentation from the canals can be overcome to maintain good accessibility and mobility to the east.



Southport–Broadbeach

b. Robina–Varsity Lakes

This REC contains specialisations in priority sectors of creative and cultural, health and tertiary education and commercial and corporate services.

The knowledge, creative and commercial functions of this cluster are supported by high order consumer activities such as retail and hospitality, providing amenities and lifestyle opportunities.

This REC would benefit from future light rail stages and facilitating greater synergies between the university and the activity centre.



Robina–Varsity Lakes

The next 25 years

c. Yatala–Stapylton–Beenleigh

This REC, which is in both the Southern and Metro sub-regions, represents a significant manufacturing cluster, with a specialisation in priority sectors of integrated food and beverage supply chains, and transport and logistics located within the Yatala Enterprise Area. The activity centre at Beenleigh provides high order consumer functions such as retail and hospitality as well as community, civic and cultural activities.

This REC would benefit from better public and active transport connections that serve the workforce population, particularly using the existing railway network, and improved accessibility to the Pacific Motorway. Opportunities exist to improve synergies between the activity centre and the Yatala Enterprise Area. There may also be potential for synergies to emerge with the Pacific Motorway REC.

Land at Ormeau has been included in the Urban Footprint to acknowledge its potential to provide important land supply for jobs in the sub-region. It integrates with the Yatala–Stapylton major industry and enterprise area, and is serviced by national road freight connections. Delivery of this land will create further high-value manufacturing opportunities in this cluster. The Council of the City of Gold Coast and the Queensland Government will start resolving planning and infrastructure issues to ensure its availability for urban development.



Yatala–Stapylton–Beenleigh

d. Southern Gateway

This emerging REC supports priority sectors of health and tertiary education, manufacturing (focused on aviation industries) and tourism clusters. There are opportunities to further strengthen cross border trade as the Gold Coast offers Tweed residents a number of services that include university institutions, an international and domestic airport, major regional hospitals and numerous higher order consumer activities.

Growth of this REC will not compromise the environmental integrity and values of the nearby Cobaki Broadwater.

Extending the light rail to Coolangatta and the Gold Coast Airport will accelerate economic activity in this cluster. Growth in domestic and international aviation traffic will also provide opportunities to develop an aviation cluster around the Gold Coast Airport.



Southern Gateway

- 6 Regional activity centres, knowledge and technology precincts, and major industry and enterprise areas that are not part of RECs will be developed in line with the regional strategies.

The next 25 years

Rural prosperity

7 The sub-region's principal agricultural land resources are located in the Woongoolba/Norwell/Gilberton/Alberton area. Preventing further land fragmentation and protecting agricultural activities from encroachment by incompatible uses in this area preserves options for long-term food security and export opportunities.

Opportunities for production and value-adding to raw products to service niche-market, high-demand food and beverage industries will be encouraged. Farm-, adventure- and nature-based tourism, recreation and events and clean energy initiatives will also be encouraged where these uses are managed to ensure the sustainable use of the agricultural land resource.

If the land transitions from its traditional cane farming use, a wide range of possible futures will be investigated jointly with the Council of the City of Gold Coast, including diversification of rural activities to provide enhanced resilience to market cycles and climate change. Any future use is to protect the identified key resource areas.

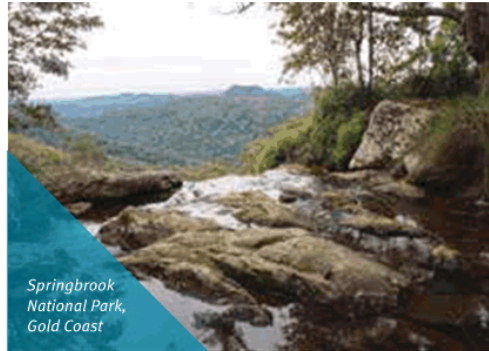
8 The sub-region's hinterland areas support the growth of creative and boutique industries, as well as nature-, rural- and adventure-based tourism and recreation activities that add to its visitor appeal and economic diversity. These activities will be encouraged where impacts on the environment and scenic amenity can be successfully managed.

Outcomes for Connect

Key regional infrastructure

9 The intent to be a region of interconnected communities that moves people and freight efficiently to maximise community and economic benefits will be enhanced by prioritising the delivery of high-frequency public transport connections, and key improvements to the integrated regional transport system, that integrate with the desired growth pattern. This will include:

- a. delivering Cross River Rail in the Metro sub-region, which will support economic growth in the Southern sub-region through improved access to the capital city centre



- b. delivering a network of high-frequency public transport connections as part of the strategic public transport system to 2041, including:
 - i. extending the light rail from Broadbeach to Coolangatta, which will support increased residential densities and employment growth, increase public transport accessibility and efficiency, and connect the Southport–Broadbeach REC with Gold Coast Airport
 - ii. providing high-frequency public transport connections between Robina and the Broadbeach to Coolangatta corridor, which will support increased residential densities and employment growth, increase public transport accessibility and efficiency, and connect the Robina–Varsity Lakes economic cluster with the Southport–Broadbeach REC and Gold Coast Airport
 - iii. providing high-frequency public transport connections between the Varsity Lakes rail station and Metro sub-region, which will relieve pressure on the strategic road network and improve freight efficiency
- c. delivering the Intra-Regional Transport Corridor from Carrara to Coomera initially and from Coomera to Stapylton in the longer term, which will relieve pressure on the Pacific Motorway by removing local traffic and providing better connections between the Southern and Metro sub-regions
- d. delivering enhancements and improvements to the Pacific Motorway corridor through the City of Gold Coast from Mudgeeraba to Tugun.

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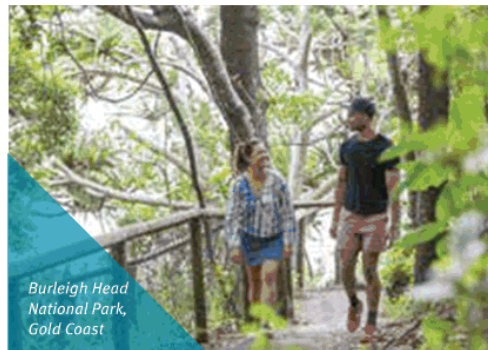
Chapter 5

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CHAPTER 3

*The next 25 years***Outcomes for Sustain****Landscape areas and natural assets**

- 10 The intent to protect and nurture the regional biodiversity network and manage regional landscapes will be particularly relevant to the following locations:
- Border Ranges biodiversity hotspot centred on the McPherson Macleay Overlap which contains the Gondwana Rainforest World Heritage Area, including the Springbrook and Lamington national parks
 - the Ramsar-listed wetlands of the Southern Moreton Bay Islands National Park and Declared Fish Habitat Areas
 - World Surfing Reserve from Burleigh Heads to Snapper Rocks
 - Guanaba Indigenous Protected Area
 - Springbrook–Wongawallan Corridor, which links Border Ranges–Springbrook, Tamborine Mountain, Darlington Range and Wongawallan
 - Southern Moreton Bay–Wongawallan Corridor which links Darlington Range, Wongawallan and Southern Moreton Bay Islands National Park through the Gold Coast inter-urban break
 - Coolangatta to Burleigh Head National Park to Moreton Bay Islands Coastal Corridor, which links the beaches and coastal environments of northern New South Wales to the Southern Moreton Bay Islands National Park and Moreton Bay Broadwater areas in the Metro sub-region
 - Burleigh Heads–Springbrook National Park Corridor extending from Burleigh Heads National Park through to Springbrook National Park



Burleigh Head National Park, Gold Coast

- Tugun–Springbrook National Park Corridor extending from Tugun, including Currumbin Valley, through to Springbrook National Park.

Indigenous landscape values

- 11 Traditional Owners will be engaged to ensure their cultural knowledge and connection to land and sea Country is included in planning. This will be particularly relevant to the coastal Pimpama area, and Coomera River. Further values are indicated in Map 5a and described in Table 11a.

Inter-urban break

- 12 The Brisbane–Logan–Gold Coast inter-urban break, centred on the Pimpama River–Hotham Creek, will be retained as a regionally significant green break providing open space, environmental values, amenity and other non-urban landscape values between major urban areas.

This inter-urban break protects part of a strategic corridor and supports rural production and outdoor recreation opportunities.



SOUTHERN SUB-REGION

Robina Town Centre, Gold Coast

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ShapingSEQ August 2017

The next 25 years

Regional water supply

- 13 Seqwater will work with the Queensland Government, relevant water service providers, local government and the community to ensure water security for the sub-region and will investigate new water supply solutions such as treatment plant upgrades at Molendinar and expansion of the Gold Coast Desalination Plant.

Outcomes for Live

Our great places

- 14 Developing and promoting great places will support the sub-region’s liveability, prosperity, sense of identity and community.

Current and evolving great places identified by the City of Gold Coast in the Southern sub-region include:

- a. Southport, which is the CBD for the Gold Coast and includes the Broadwater Parklands. The CBD will maximise the advantages of its location on the light rail and Broadwater, through a rich mix of CBD uses, diverse precincts and the world-class Parklands, which are a much loved, valuable asset, featuring great urban design and environmental performance and a venue for major community events. All this creates a successful and exciting place to do business, shop, be entertained, and spend time.
- b. Surfers Paradise Business Centre, the sub-region’s premier tourist destination, with an internationally recognised iconic skyline, has an intensely developed urban core and places adjoining a world-class beach on the Pacific Ocean.
- c. Broadbeach Business Centre is a rich mix of retail, tourism accommodation, entertainment and surf beaches anchored by the casino, convention centre and light rail. The precinct remains cohesive by focusing strongly on the public realm, which ties it all together in both the precinct’s streets and public foreshore areas.
- d. Gold Coast Health and Knowledge Precinct focuses on major investment across three levels of government, bringing together university and health, research and technology industries.
- e. Commonwealth Games Village is serviced by light rail and will be a great urban place with a high-quality public realm providing a lasting social and economic legacy.



Broadbeach, Gold Coast

- f. Gold Coast Cultural Precinct is undergoing a staged development and is located next to major office based employment and will create one of the sub-region’s major people-places.
- g. James Street Burleigh Heads is a traditional main street village centre with laneways that enhance its human scale, and a beach village character.
- h. Robina and Bond University/Varsity Central, a combination of a major master-planned centre, pedestrian connectivity and knowledge industry clusters, creates economic opportunities and a thriving, mixed-use community.
- i. Mudgeeraba Village, a historic centre with a traditional rural town feel, provides a people-place and gateway to major hinterland destinations.
- j. Paradise Point, an urban neighbourhood on the Broadwater, includes new models of urban form that integrate with the traditional centre, complemented by emerging community drawcards such as outdoor dining, markets and other places for people to enjoy.
- k. Coolangatta provides a relaxed beach culture in an urban coastal community that is nestled between a pristine north-facing beach and hinterland.



CHAPTER 4
Delivery

*‘Implementation:
turning strategies
into great outcomes.’*

CHAPTER 4 Delivery

The following chapter sets out how *ShapingSEQ* will be delivered.

It includes information about:

- ▲ governance
- ▲ *ShapingSEQ*'s relationship with other plans and programs
- ▲ development areas
- ▲ Potential Future Growth Areas
- ▲ review of *ShapingSEQ*
- ▲ the implementation program.

While *ShapingSEQ* respects its lineage to previous regional plans, it is also a catalyst to change planning for the region, and the energy and conversation around better, smarter region-building. This will need a clear and coordinated approach to the delivery of its directions.

Chapter 5 describes *ShapingSEQ*'s framework for monitoring land supply and development activity and the plan's performance over time.

Governance

ShapingSEQ's vision signals the importance of leadership and governance, and the coordination of activities to deliver the plan's intended outcomes. Implementing *ShapingSEQ* at a regional scale will be primarily focused on state and local governments. It will also involve a wide range of stakeholders from the community, industry and non-government organisations.

The following provides an overview of the key roles and responsibilities for delivering *ShapingSEQ*.

Queensland Cabinet

The Queensland Cabinet will oversee the ongoing delivery of *ShapingSEQ* in accordance with Figure 27.

This will be led by the Minister for Planning, with inputs from government leadership and advisory groups to ensure the Minister for Planning is well informed about region-shaping investment.

This oversight provides the necessary governance to ensure the Queensland Government's range of policy initiatives, including the planning and delivery of infrastructure and services, and its approach to environmental and resource management, aligns with the delivery of *ShapingSEQ*.

The Minister for Planning

The Minister for Planning is responsible for the preparation, implementation and review of *ShapingSEQ*, for advising the Queensland Cabinet on related matters, and assembling and convening the SEQ Regional Planning Committee.



Farmland, Toowoomba

Delivery

SEQ Regional Planning Committee

The SEQ Regional Planning Committee (RPC) is established by the Minister for Planning under section 14(1) of the *Planning Act 2016*.

Its membership includes the region's 12 mayors and relevant Queensland Government ministers. Its purpose is to advise the Queensland Government, through the Minister for Planning, on the preparation and implementation of *ShapingSEQ*.

The SEQ RPC fosters regional unity and a collaborative approach to addressing new and emerging issues facing the region.

The SEQ RPC is an important advisory body that will play an ongoing role in the delivery of *ShapingSEQ* and subsequent implementation actions, including: future State Infrastructure Plan updates as it relates to SEQ; the progression of an SEQ City Deal; and responding to issues identified through the *SEQ Growth Monitoring Program*.

It will meet twice a year, or more often if needed, to review progress on delivering the plan.

Department of Infrastructure, Local Government and Planning

The Department of Infrastructure, Local Government and Planning will lead and work with other state government agencies, local governments and stakeholders to facilitate and coordinate the implementation of *ShapingSEQ*.

The department will manage the monitoring, evaluation and reporting framework for *ShapingSEQ*, and will release information about the region's progress against the plan over time.

SEQ Housing Supply Expert Panel

The Queensland Government is establishing the SEQ Housing Supply Expert Panel which will provide independent expert advice to the government about a range of housing supply matters in SEQ.

The panel will play a critical role in delivery of the *SEQ Growth Monitoring Program* by providing expert advice to the government about how to appropriately manage housing affordability issues in SEQ. The panel will involve experts from a range of fields, including planning, property, economics and demography.

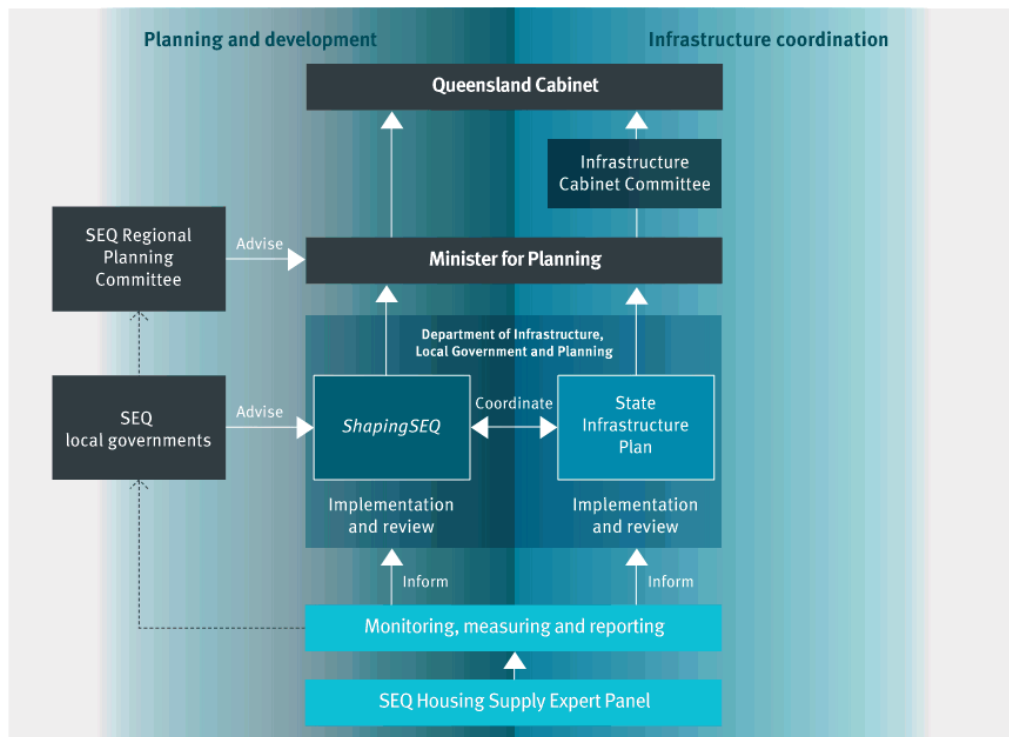


Figure 27: Governance arrangements

CHAPTER 4 Delivery

Local government

SEQ local governments will play a significant role in delivering *ShapingSEQ*. As key partners in planning for a liveable, prosperous and sustainable region, ensuring all local planning initiatives are working to achieve common regional goals will be necessary. Each local government will be required to ensure their planning scheme reflects *ShapingSEQ* and is not inconsistent with the SEQ regulatory provisions detailed in Planning Regulation 2017.

The Queensland Government will work with local governments and other stakeholders to develop methodologies, and local governments will provide necessary information to inform the monitoring of the plan. Further detail is provided in Chapter 5.

Community, industry and non-government organisations

Community and industry groups will play a fundamental role in delivering *ShapingSEQ* through collective action including (but not limited to):

- ▲ advocating for their community or industry
- ▲ engaging collectively with the Queensland Government on the plan and its performance
- ▲ delivering high-quality development
- ▲ innovating in 'missing middle' housing product
- ▲ collective action in natural resource management
- ▲ growing business and providing for new employment.

Non-government organisations, including regional natural resource management and industry bodies, are encouraged to align planning initiatives with *ShapingSEQ* to ensure a coordinated effort across the region.

Academic and research institutions provide valuable information, case studies, focused research data and learnings for government and can assist in better understanding emerging trends, new technologies, intra-regional relationships and new markets.

The Queensland Government also recognises technological changes that enable the capture and analysis of big data to inform planning. The government will encourage and look for opportunities to incorporate innovation, partnerships and technology relating to data capture and analysis to support the next iteration of the SEQ regional plan.



*Fitzgibbon Chase,
Brisbane*

Delivery

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ShapingSEQ’s relationship with other plans and programs

ShapingSEQ is an essential part of Queensland’s planning framework (Figure 28). It provides a regional framework to manage growth, change, land use and development in SEQ by reflecting state policy and informing a range of other more detailed planning instruments and functions.

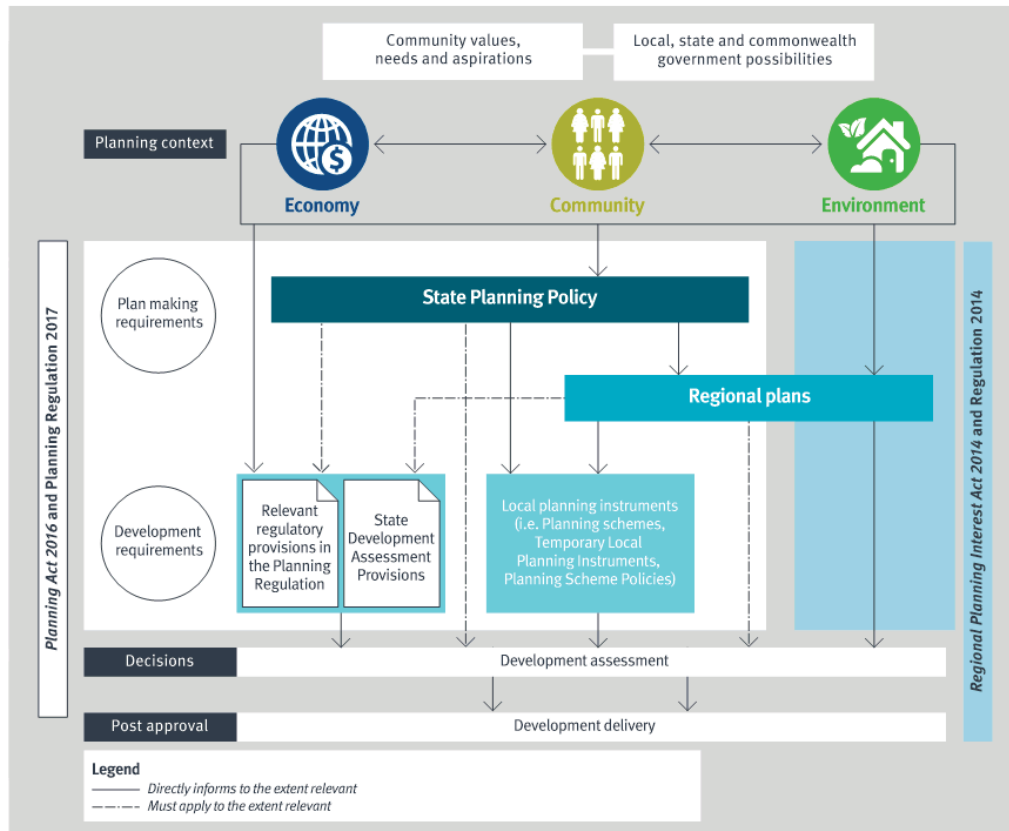


Figure 28: The Queensland planning framework

State Planning Policy

The State Planning Policy (SPP) sets out the Queensland Government’s interests in planning and development for Queensland. ShapingSEQ refines these state interests to provide the planning and decision-making framework for how the SPP will be applied in SEQ to achieve desired planning outcomes.

Under the Planning Act 2016, the SPP prevails where there is any inconsistency with a regional plan. ShapingSEQ’s strategies and sub-regional directions are consistent with the SPP.

The SPP and ShapingSEQ perform complementary roles, where ShapingSEQ provides the basis for prioritising, qualifying or resolving the state interests in SEQ. As such, ShapingSEQ advances the SPP in response to the region’s projected growth, community expectations, values, opportunities and constraints.

CHAPTER 4
Delivery

Local government planning schemes

Local government planning schemes are fundamental in implementing *ShapingSEQ*. When making or amending a planning scheme, a local government must advance *ShapingSEQ* by demonstrating compliance with:

- ▲ Chapter 3, Part A: Goals, elements, strategies
- ▲ Chapter 3, Part B: Regional growth pattern
- ▲ Chapter 3, Part C: Sub-regional directions
- ▲ Chapter 6, Resource activity, where applicable
- ▲ SEQ regulatory provisions in the Planning Regulation 2017.

Where there is an inconsistency between the strategies defined in Part A and the sub-regional directions defined in Part C, the sub-regional directions prevail.

A local government planning scheme will also be inconsistent with *ShapingSEQ* to the extent it conflicts with the SEQ regulatory provisions.

Local government planning schemes provide finer grain local policy and must advance the relevant matters of state and regional significance.

While *ShapingSEQ* provides a regional policy expression about matters of state and regional significance contained in the SPP, it does not deal with every aspect of the SPP; local government planning schemes are still required to advance those aspects of the SPP not dealt with by *ShapingSEQ*. This relationship is also expressed graphically in Figure 29.

A local government planning scheme must outline whether the Minister for Planning has identified *ShapingSEQ* or aspects of *ShapingSEQ* as being appropriately integrated and those matters that may not be relevant.

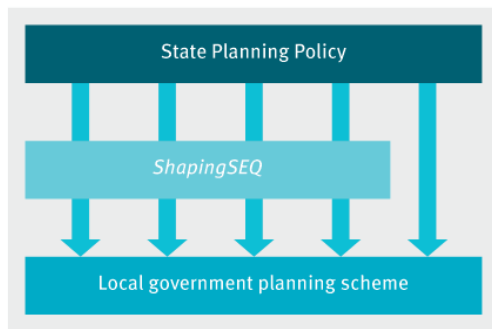


Figure 29: SPP and *ShapingSEQ*

Local governments may propose minor adjustments to the Urban Footprint boundary through the local plan-making processes via rezoning, to recognise constraints, align to more logical boundaries or correct anomalies.

A local government may consider new land for urban purposes outside of the Urban Footprint, other than a minor adjustment, only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal.

This detailed local planning must be justified against *ShapingSEQ*'s goals, elements and strategies, sub-regional directions, and the Urban Footprint principles. Such justification will need to include that there are no feasible options to unlock areas in the existing Urban Footprint, which will enable the local government area to accommodate its *expansion* dwelling supply benchmark or employment planning baselines.

If satisfied, the Minister for Planning may endorse a planning scheme amendment that would be recognised as an urban zone for the purposes of the SEQ regulatory provisions.

In any case, this process must not be used to facilitate new rural residential development in the Regional Landscape and Rural Production Area.

Development Assessment

In accordance with the Planning Regulation 2017, proposed development is to be assessed against the following parts of *ShapingSEQ*, to the extent relevant:

- ▲ Chapter 3, Part A: Goals, elements and strategies
- ▲ Chapter 3, Part C: Sub-regional directions.

An application conflicts with *ShapingSEQ* if it does not comply with these sections. If there is an inconsistency between the strategies and sub-regional directions, the sub-regional directions prevail.

The SEQ regulatory provisions, which are contained in the Planning Regulation 2017 and support *ShapingSEQ*, are also relevant in development assessment.

The Planning Regulation 2017 may contain assessment benchmarks that must be assessed in certain circumstances.

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The State Infrastructure Plan

The integrated planning and delivery of infrastructure and development is integral to the implementation of *ShapingSEQ*. The progression of planning and delivery of infrastructure to accommodate growth, support private investment and delivery of essential services will underpin the sustainability and liveability of SEQ (Figure 30).

ShapingSEQ has identified priority region-shaping priority infrastructure in Table 9.

This infrastructure is recognised and addressed in the 2017 Part B program update of the State Infrastructure Plan (SIP). This section provides current information regarding the status of region-shaping infrastructure and provides a credible pathway for its planning, prioritisation, funding and delivery.

As SIP Part B is updated annually, future updates will detail progress, or otherwise, of these planning priorities as they mature in response to growth and changing circumstances.

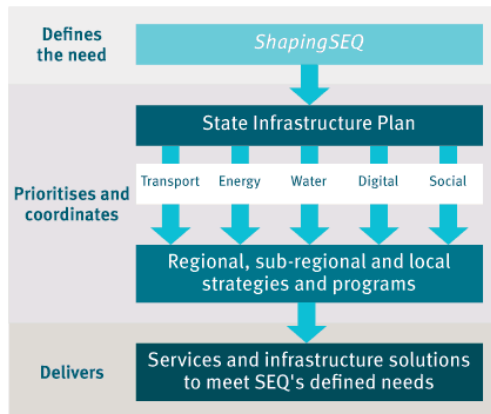


Figure 30: Progression of planning and delivery of infrastructure

The Department of Infrastructure, Local Government and Planning leads both regional planning and the SIP, and activities will be supported by renewed focus and improved information provided through monitoring and input from local government through the SEQ RPC. This arrangement will allow the state government to respond over time to improved information and regular advice from local governments over the life of the plan and provide a dynamic response to development as it occurs.

This integrated land use and infrastructure planning framework for SEQ will be supported by a new governance arrangement integrating *ShapingSEQ* and SIP (Figure 27). The governance arrangements highlight:

- ▲ a cooperative approach to infrastructure planning between state and local government
- ▲ an ability to respond to challenges and opportunities over time
- ▲ that decision-making is informed by best available information
- ▲ the statutory responsibilities of the Minister for Planning and the Queensland Cabinet in decision-making.

These arrangements provide confidence in the integrated delivery of infrastructure and development outcomes to underpin *ShapingSEQ*.



Raby Bay Marina, Cleveland

ShapingSEQ August 2017

CHAPTER 4
Delivery

City Deals

The Australian Government’s *Smart Cities Plan* sets out a vision for Australian cities, both metropolitan and regional. A core tenet of this plan is the delivery of City Deals to coordinate and leverage local, state and federal government investment into an agreed set of projects and associated outcomes.

The Queensland Government is committed to working with the Australian Government to establish and implement City Deals for Queensland under a memorandum of understanding (MOU) agreed to on 10 November 2016.

Under the MOU, a comprehensive SEQ City Deal is set to become Queensland’s second tripartite City Deal, following Townsville which became Australia’s historic first City Deal signed in December 2016.

This commitment recognises the significant work already undertaken by the Queensland Government and the Council of Mayors (SEQ) over the past two years. Collectively, this work has already identified a series of regional challenges and outcomes to be addressed under a City Deal for the SEQ region.

These challenges and outcomes align with the strategy and frameworks presented by the *Smart Cities Plan*, as well as the SIP and *ShapingSEQ*. This ensures that the projects and outcomes identified in any future City Deal for SEQ align to local needs and aspirations as well as the guiding policies and directions for the region.

An SEQ City Deal represents a unique opportunity to work together to transform SEQ from a region of cities to a true city region.

A City Deal for SEQ also presents an opportunity to deliver on directions outlined in *ShapingSEQ* through an agreed delivery mechanism for project prioritisation, governance and funding (Figure 31). Specific parameters would need to be negotiated between all tiers of government in the region to appropriately scope the delivery mechanism to deliver on this ambition.

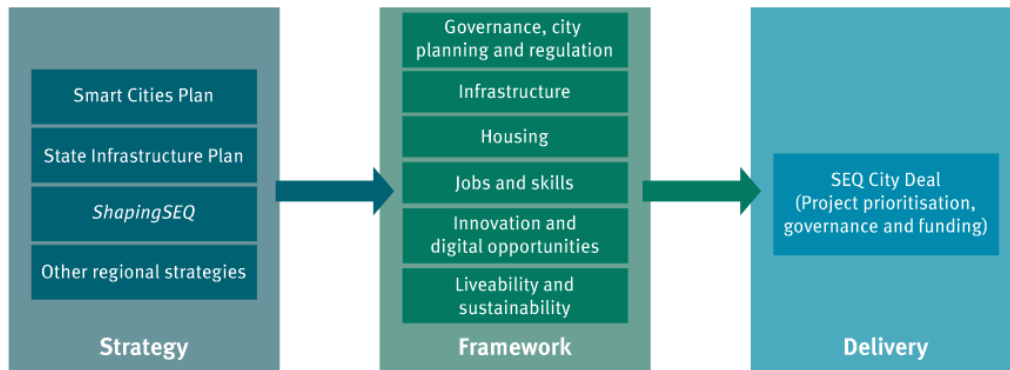


Figure 31: City Deals strategy through to delivery

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Development areas

Development areas play an important role in delivering *ShapingSEQ*'s goals. In particular, they help ensure there is sufficient serviceable land made available to accommodate the dwelling supply benchmarks and employment planning baselines.

ShapingSEQ has assumed that up to about 70 per cent of areas constrained by fragmented land ownership within the Urban Footprint will be developed by 2041 as part of accommodating the dwelling supply benchmarks. If this is found to be unachievable, the designation of a Major Development Area is an option for unlocking additional urban land, subject to the findings of the *SEQ Growth Monitoring Program*.

Major Development Areas

Previous regional plans have identified several large development areas, some of which have only recently commenced development.

A Major Development Area is a large proposed growth area, requiring coordinated land use and infrastructure planning and significant state infrastructure investment to unlock for urban development.

ShapingSEQ identifies one Major Development Area – Beerwah East – that will need coordinated planning and delivery to cater for the regionally-significant residential and employment supply needed to accommodate regional dwelling supply benchmarks and employment planning baselines.

This area requires a collaborative effort – led by the Queensland Government, working with Sunshine Coast Council, infrastructure agencies and other stakeholders – including through initial land use and infrastructure planning, detailed structure planning and the planning scheme amendment process to facilitate its development.

This process will be directed to making relevant parts of the land available for urban development within the next decade.

Priority Development Areas

Priority Development Areas (PDAs) are delivered by Economic Development Queensland (EDQ) under the *Economic Development Act 2012*, and provide an effective means for accelerating planning and development outcomes.

The use of PDAs remains an important planning instrument to support the delivery of *ShapingSEQ*. EDQ, along with other planning and infrastructure divisions of the department, will work collaboratively to ensure PDAs advance *ShapingSEQ* objectives.

PDAs already declared in the region are contained within the Urban Footprint. For further information visit the department's website (dilgp.qld.gov.au).

Potential Future Growth Areas

ShapingSEQ identifies Potential Future Growth Areas that may be needed to accommodate long-term urban growth. These areas are not required to accommodate the dwelling supply benchmarks or employment planning baselines of *ShapingSEQ*.

The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of *ShapingSEQ*, unless the Queensland Government's *SEQ Growth Monitoring Program* indicates adequate supply may not be provided and the benchmarks or baselines may not be accommodated in the Urban Footprint (Figure 11).

These areas are located in the Regional Landscape and Rural Production Area to limit development and protect them from further fragmentation that would prejudice their ability to accommodate future urban development.

To remove any doubt, the Queensland Government will not support premature planning, investigation or promotion of these areas.

The identification of these areas is not a development commitment and does not imply that all, or any part of these areas, will be made available for urban development in the future. These areas are identified indicatively, and have not been cadastrally defined.

The role of these areas will be considered further at the next review of *ShapingSEQ*. If determined suitable for future development, the Minister for Planning may designate a Potential Future Growth Area as a Major Development Area to transition the area for coordinated land use and infrastructure planning.

Where appropriate, *ShapingSEQ* identifies more specific intent in relation to particular areas in Chapter 3, Part C: Sub-regional directions.

Addressing any shortfall in supply is further discussed in Chapter 5.

Review of *ShapingSEQ*

Regional plans are reviewed generally every five to seven years. On this basis, a review of *ShapingSEQ* would see a new plan delivered sometime between 2022 and 2024.

CHAPTER 4
Delivery

Implementation program

ShapingSEQ's implementation program is divided into seven categories and includes a range of actions necessary to deliver *ShapingSEQ* leading up to its review (Table 21). Each action will be monitored and reported on at the SEQ RPC.

The implementation program includes indicative priorities which are subject to government budgetary consideration, improved knowledge of the plan's performance over time through monitoring activities, and ongoing engagement with the community and key stakeholders.

Progress on each of the implementation actions will be reported annually to the SEQ RPC and on the department's website.

The seven categories of the program include:

- 1 delivering new growth areas
- 2 driving future prosperity
- 3 supporting growth
- 4 sustainability and natural systems
- 5 delivering better design and housing
- 6 continuing the conversation
- 7 keeping SEQ on track.

Table 21: Implementation actions

1 Delivering new growth areas				GROW
Purpose	Action	Responsibility	High priority	Medium priority
Unlocking Underutilised Urban Footprint To investigate and expedite development of underutilised areas in the Urban Footprint.	Department of Infrastructure, Local Government and Planning (DILGP) to work with SEQ local governments, infrastructure providers, and the development industry to identify and investigate constraints impeding the development of these areas. Further actions, policies or programs for government may be identified out of the investigations, to expedite the development of areas of underutilised Urban Footprint, including fragmented areas. This may include land amalgamation initiatives and catalytic infrastructure.	DILGP (including EDQ) (lead) SEQ local governments Infrastructure providers Industry	✔	
'Front loading' new expansion areas To unlock and de-risk new large-scale growth areas through collaborative planning and identification and resolution of state values and constraints early in the structure planning process.	Beerwah East Major Development Area DILGP to lead a project in collaboration with Sunshine Coast Council (SCC), infrastructure providers, state agencies and other relevant stakeholders, to identify and resolve where possible state and local planning and infrastructure constraints and opportunities for Beerwah East; and develop a more efficient system of satisfying state regulatory requirements.	DILGP (lead) SCC State agencies Infrastructure providers	✔	
	The Caboolture West emerging community area DILGP to work in collaboration with Moreton Bay Regional Council (MBRC), state agencies and stakeholders to develop a process that identifies state planning and infrastructure constraints and opportunities for Caboolture West; and develop a more efficient system of satisfying state regulatory requirements.	DILGP (lead) MBRC State agencies Infrastructure providers	✔	

Delivery

2 Driving future prosperity			PROSPER	
Purpose	Action	Responsibility	High priority	Medium priority
City Deals To deliver 'City Deals' for SEQ, under the Australian Government's <i>Smart Cities Plan</i> to transform SEQ's cities into prosperous, knowledge-based, innovative, sustainable and connected places.	DILGP to lead the Queensland Government's collaboration with the Australian Government and Council of Mayors (SEQ) to establish and deliver a comprehensive SEQ City Deal.	DILGP (lead) SEQ local governments Council of Mayors (SEQ) Australian Government	✓	
	Review of regional activity centres network DILGP to work with local governments, state agencies, and industry to establish a Centres Review Working Group to lead, manage and conduct a review of SEQ's regional activity centres network to identify priority centres as a focus for infrastructure investment.	DILGP (lead) SEQ local governments State agencies Industry		✓
	Informing future planning DILGP to work with local governments and state agencies to monitor employment location and functioning of Regional Economic Clusters to inform future planning.	DILGP (lead) SEQ local governments State agencies		
Innovation and start-up hubs To help the region respond to a transitioning economy and position it for future economic opportunities.	DILGP to work with Department of Science, Information Technology and Innovation (DSITI), as part of Advance Queensland, to ensure innovation and start-up hubs and knowledge and technology precincts support <i>ShapingSEQ</i> objectives.	DSITI (lead) DILGP Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB)		✓

3 Supporting growth			CONNECT	
Purpose	Action	Responsibility	High priority	Medium priority
Key infrastructure initiatives that support the vision for SEQ To ensure <i>ShapingSEQ</i> 's long-term aspirations are backed by leading infrastructure solutions and initiatives.	Cross River Rail SEQ Economic Development and Investment Plan EDQ to pursue this plan as described in the <i>Advancing our Cities and Regions Strategy</i> .	EDQ (lead) SEQ local governments	✓	
	Melbourne to Brisbane Inland Rail Department of Transport and Main Roads (DTMR) to work with the Australian Government to facilitate the delivery of the Melbourne to Brisbane Inland Rail.	DTMR (lead) DILGP State agencies Australian Government Infrastructure providers	✓	

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3 Supporting growth (cont.)			CONNECT	
Purpose	Action	Responsibility	High priority	Medium priority
Key infrastructure initiatives that support the vision for SEQ To ensure <i>ShapingSEQ's</i> long-term aspirations are backed by leading infrastructure solutions and initiatives.	State Infrastructure Planning/Regional Transport Plans To ensure alignment with infrastructure needs identified in <i>ShapingSEQ</i> : <ul style="list-style-type: none"> ▲ DILGP's Infrastructure Portfolio Office (IPO) to work with infrastructure providers to align infrastructure planning actions and progress infrastructure priorities in line with <i>ShapingSEQ</i>. ▲ DTMR to prepare Regional Transport Plans (RTPs) for SEQ to consider strategic transport network needs and priorities to support the growth identified in <i>ShapingSEQ</i>. ▲ DTMR to undertake regular review of Principal Cycle Network Plans for SEQ to guide further planning and design of cycle facilities to support the growth identified in <i>ShapingSEQ</i>. ▲ Consistent with the State Infrastructure Plan, DILGP's IPO to oversee a program of Infrastructure Coordination Plans for the SEQ local government areas. 	DILGP (IPO) (lead) DTMR SEQ local governments Infrastructure providers	✓	
	Infrastructure funding innovation To investigate new ways of funding infrastructure in SEQ. DILGP's IPO to work with SEQ local governments and the development industry to investigate value capture and other innovative funding mechanisms for SEQ.	DILGP (IPO) (lead) SEQ local governments Industry		✓
	Digital infrastructure To improve coverage, performance and resilience of Queensland's digital infrastructure. DSITI to prepare and implement the Queensland Digital Infrastructure Plan (part of the State Infrastructure Plan) to help coordinate the planning and delivery of digital infrastructure.	DSITI (lead) Australian Government DILGP DETSB		✓

(continued next page)

Delivery

3 Supporting growth (cont.)			CONNECT	
Purpose	Action	Responsibility	High priority	Medium priority
Planning scheme alignment To ensure local government planning schemes align with, and advance the objectives of, <i>ShapingSEQ</i> .	DILGP to work with SEQ local governments to review and prioritise identified planning scheme amendments and develop a program to make the amendments.	DILGP (lead) SEQ local governments	✓	
	DILGP to also investigate partnerships with local governments and other state agencies for developing pilot projects that streamline development processes to deliver development sooner.			
Review of local government infrastructure plans To monitor the preparation and implementation of local government infrastructure plans (LGIPs) for alignment with <i>ShapingSEQ</i> .	DILGP to work with key stakeholders to ensure LGIPs perform well to unlock and guide growth.	DILGP (lead) SEQ local governments Industry		✓

4 Sustainability and natural systems			SUSTAIN	
Purpose	Action	Responsibility	High priority	Medium priority
SEQ Koala Conservation Strategy To deliver an integrated strategy, supported by practical actions, to ensure the long-term sustainability of SEQ's koala habitat and population.	DEHP to prepare the SEQ Koala Conservation Strategy, with support from DILGP and SEQ local governments to deliver the Queensland Government's response to koala expert panel recommendations.	DEHP (lead) DILGP SEQ local governments	✓	
	Options may include improved habitat mapping, updated management and policy frameworks, strengthened regulatory protection, and improved monitoring.			
Strategic assessment To develop a more coordinated and strategic approach to resolving environmental assessments and approvals under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	DILGP to work with the Australian Government's Department of Environment and Energy and Queensland's DEHP to investigate the delivery of a strategic assessment for SEQ.	DILGP (lead) DEHP Australian Government	✓	
Northern inter-urban break investigation To determine the extent, values and intended uses of SEQ's northern inter-urban break and ensure long-term protection.	DILGP to work with MBRC, SCC and state agencies, to determine the extent of the northern inter-urban break and identify additional means of securing it for the long-term.	DILGP (lead) MBRC SCC DEHP DNPSR DTMR DNRM DAFF	✓	

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4 Sustainability and natural systems (cont.)			SUSTAIN	
Purpose	Action	Responsibility	High priority	Medium priority
<p>SEQ Traditional Owner Cultural Resource Management Plan</p> <p>To support regional approaches to cultural resource management in partnership with Traditional Owners.</p>	<p>DILGP to investigate how <i>ShapingSEQ</i> can support cultural heritage management and related socioeconomic actions in the Cultural Resource Management Plan, working with the Traditional Owners and Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) and interested parties.</p>	<p>DATSIP (lead) DILGP Traditional Owners DEHP</p>		<p>✓</p>
<p>Natural Hazard Management (flood risk)</p> <p>To ensure the resilience of SEQ communities to flooding through a coordinated approach to management of risk to acceptable levels.</p>	<p>For all catchments across the region:</p> <p>Queensland Reconstruction Authority (QRA) to work with state agencies, Seqwater and local government in a coordinated approach to integrated flood risk management, and emergency response and recovery promoting 'build back better' principles in use of National Disaster Relief and Recovery Arrangements and the Natural Disaster Resilience Program funds.</p>	<p>QRA (lead) SEQ local governments DILGP DNRM Seqwater</p>		<p>✓</p>
	<p>In the Brisbane River Catchment:</p> <p>QRA to work with relevant local governments to:</p> <ul style="list-style-type: none"> ▶ prepare the Brisbane River Strategic Floodplain Management Plan ▶ implement outcomes through planning schemes. 	<p>QRA (lead) DILGP DNRM Seqwater BCC ICC SRC LVRC</p>		<p>✓</p>
	<p>DILGP's IPO to work with DTMR and other infrastructure providers to investigate aligning strategies, outcomes and infrastructure proposals with the Brisbane River Strategic Floodplain Management Plan.</p> <p>To commence after the release of the Brisbane River Catchment Strategic Floodplain Management Plan.</p>	<p>DILGP (IPO) (lead) QRA DTMR Other infrastructure providers</p>		<p>✓</p>
<p>SEQ Natural Resource Management (NRM) Plan</p> <p>To ensure alignment between natural asset management strategies identified in <i>ShapingSEQ</i> and the natural resource management strategies proposed in the SEQ NRM plan.</p>	<p>DILGP to work with Healthy Land and Water to investigate how the SEQ NRM plan can support <i>ShapingSEQ</i> objectives.</p>	<p>Healthy Land and Water (lead) DILGP</p>		<p>✓</p>

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4 Sustainability and natural systems (cont.)			SUSTAIN	
Purpose	Action	Responsibility	High priority	Medium priority
<p>State approach to climate change mitigation and adaptation</p> <p>To support regional actions for a coordinated state approach to climate change.</p>	DILGP and DEHP to investigate how compact regional settlement patterns, urban design, coordinated infrastructure provision and management of natural assets can mitigate and assist adaptation actions as part of the Queensland Climate Adaptation Strategy (Q-CAS).	DEHP (lead) DILGP	✓	
<p>A water sensitive region</p> <p>To enable an integrated approach to whole-of-catchment planning and management that is capable of linking the ecology and hydrology of cities to their region whilst accommodating urban and peri-urban growth adapted to a changing climate.</p>	Investigate the principles for a water sensitive region and determine strategies for their implementation in SEQ.	Cooperative Research Centre for Water Sensitive Cities (CRCWSC)		✓
<p>SEQ Water Security Program (2016–2046)</p> <p>To provide safe, secure and cost-effective drinking water for SEQ.</p>	Seqwater to work with state agencies, SEQ water service providers, local government and the community to ensure water security for the region.	Seqwater (lead) Department of Energy and Water Supply (DEWS) Water service providers SEQ local governments		✓
<p>Resilient Rivers Initiative</p> <p>To develop a coordinated approach to integrated catchment management of SEQ rivers to ensure the future environmental, economic and social health of the region.</p>	State and local governments and catchment oriented non-government organisations (NGOs) to work together with coordinated funding arrangements for efficient management of SEQ river catchments in long-term strategies and implementation plans.	DEHP (lead) DNRM Council of Mayors (SEQ) DILGP NGOs	✓	
<p>Regional greenspace</p> <p>To ensure the community has access to a range of quality open space, recreational opportunities.</p>	DILGP to work with stakeholders to investigate how <i>ShapingSEQ</i> can support planning for multiple greenspace outcomes in strategic locations.	DILGP (lead) DNPSR Other key stakeholders		✓

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5 Delivering better design and housing				LIVE
Purpose	Action	Responsibility	High priority	Medium priority
Density and Diversity Done Well competition Hold an industry design competition to showcase best examples of the 'missing middle' housing form.	Key outcomes from the Density and Diversity Done Well competition will help shape government policy. The design task is to propose new housing options for Queensland to meet community, urban and environmental challenges – designing for the 'missing middle'.	Queensland Government Architect (lead) Industry	✓	
Catalyst projects To deliver catalyst projects in suitable locations to showcase quality built environments, providing new housing diversity and 'missing middle' products.	DILGP to work with EDQ and local governments to deliver the Advancing Our Cities and Regions Strategy and develop catalyst projects that demonstrate new ways of integrating residential, community and mixed-uses with significant community benefit.	DILGP (EDQ) (lead) SEQ local governments State agencies Infrastructure providers		✓
QDesign and QCompanion To provide a common basis for, and examples of, excellence in subtropical design and urban greening initiatives to improve the region's sustainability, climate change resilience and community health.	Queensland Government Architect to work with DILGP and other key stakeholders to implement QDesign and QCompanion.	Queensland Government Architect (lead) DILGP Queensland Urban Design and Places Panel SEQ local governments Industry	✓	
Queensland Housing Strategy and Building Plan To help deliver the Queensland Housing Strategy and Building Plan.	DILGP to work with the Department of Housing and Public Works (DHPW) to deliver the Queensland Housing Strategy and Building Plan.	DHPW (lead) DILGP	✓	

6 Continuing the conversation				
Purpose	Action	Responsibility	High priority	Medium priority
SEQ Aboriginal and Torres Strait Islander Planning Forum To enhance the inclusion of Traditional Owner cultural knowledge and connection to land and sea Country in planning for communities and the sustainable management of cultural and natural resources.	DILGP to convene regular Aboriginal and Torres Strait Islander Planning forums to help inform planning and the delivery of programs in <i>ShapingSEQ</i> and other state planning initiatives. To occur twice yearly.	DILGP Aboriginal and Torres Strait Islander peoples		✓

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6 Continuing the conversation (cont.)				
Purpose	Action	Responsibility	High priority	Medium priority
<p>Community conversations</p> <p>To hold an ongoing conversation with the community about growth and change in SEQ.</p>	<p>DILGP to work with the SEQ Regional Planning Committee (RPC) and other key stakeholders to discuss opportunities to broaden community awareness about the future of the region based on monitoring, evaluating and reviewing <i>ShapingSEQ</i>.</p>	<p>DILGP (lead) SEQ RPC Professional bodies and universities Community groups Environmental groups</p>		✓
7 Keeping SEQ on track				
Purpose	Action	Responsibility	High priority	Medium priority
<p>Measuring our success</p> <p>To measure land supply, development activity and other 'measures that matter'.</p>	<p>DILGP to scope, fund and deliver a monitoring program to support the implementation of <i>ShapingSEQ</i> and future reviews. This will include:</p> <ul style="list-style-type: none"> ▲ <i>SEQ Growth Monitoring Program</i> to be produced and reported on annually. ▲ The first report of the <i>SEQ Growth Monitoring Program</i> to be delivered in 2018. ▲ Measures that matter to be updated when available (no more than annually). <p>Chapter 5 provides further detail on the above.</p>	DILGP	✓	
<p>Small area growth assumptions</p> <p>To reflect <i>ShapingSEQ's</i> growth assumptions at the small area level to inform coordinated infrastructure planning in support of <i>ShapingSEQ</i> strategies.</p>	<p>DILGP to collaborate with DTMR, Queensland Treasury and other state agencies, and consult with SEQ local governments and other infrastructure agencies as required to develop small area (infrastructure catchment) growth assumptions consistent with the <i>ShapingSEQ</i> growth assumptions at the LGA level.</p> <p>This advisory tool for coordinated infrastructure planning is to be prepared or updated in association with each new round of state government population, dwelling and employment projections, commencing in 2018.</p>	<p>DILGP (lead) DTMR Queensland Treasury SEQ local governments Other state agencies</p>	✓	
<p>Big data</p> <p>To investigate the use of big data to measure and monitor the implementation of <i>ShapingSEQ</i>.</p>	<p>DILGP to develop a 'data in planning' framework and action strategy for consideration by government agencies and councils.</p> <p>DILGP to identify suitable data sets or analytic techniques to develop regular and consistent metrics to monitor implementation.</p> <p>Subject to findings from the above tasks, DILGP to investigate options for creating and maintaining a repository of planning, development and related data for future analysis, monitoring and data mining.</p>	<p>DILGP (lead) State agencies SEQ local governments</p>		✓

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CHAPTER 5

Measuring our success

‘Best practice regional planning requires monitoring of land supply and development.’

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Measuring our success

Ongoing measuring and monitoring of regional indicators is essential

Best practice regional planning requires monitoring of land supply and development against regional planning strategies, to inform changes required in local planning and other implementation measures.

ShapingSEQ, therefore, requires quality information to track the achievement of its goals.

Monitoring will be conducted for *ShapingSEQ* in two ways:

- 1 Measures that matter – key indicators of progress against each of *ShapingSEQ*'s five themes from available information sources.
- 2 *SEQ Growth Monitoring Program* – comprehensive monitoring and reporting of the relationship between land supply and development across local government areas and the region.

The effectiveness of *ShapingSEQ* and future regional plan reviews depends on the measures that matter and the *SEQ Growth Monitoring Program* being maintained for the long-term.

Measures that matter

Measures that matter are a small but powerful set of measures of progress in implementing *ShapingSEQ*. They provide the basis for building data that identifies trends over time (Table 22). They are organised under the five themes of *ShapingSEQ*: Grow, Prosper, Connect, Sustain and Live.

These measures will be maintained and reported on regularly to gauge the effectiveness of *ShapingSEQ*. It is expected they will be presented graphically and spatially and be readily available via the department's website. Additional measures may be added or updated as data becomes available.

These measures have been identified having regard to indicators identified in the Federal Government National Cities Performance Framework and the initial work undertaken to pursue a City Deal for the region. Both sets of indicators seek to address a wider range of matters than *ShapingSEQ* seeks to directly influence; therefore only those relevant to this regional plan are used here.

The Grow measures will be updated as part of the *SEQ Growth Monitoring Program*.



Portside Wharf apartments, Brisbane

Measuring our success

Table 22: Measures that matter

Measure	Level of reporting detail	Reporting timeframe and source	SEQ baseline	SEQ current trend	SEQ's preferred future
Grow					
1 Years of supply To ensure adequate land supply of all types to avoid placing upward pressure on prices.	State reporting on an LGA and region-wide basis for residential consolidation and expansion and employment (by land use type)	Annually: ▲ Best available land supply databases ▲ Queensland Treasury approvals data (residential lots and multiple dwellings only)	To be prepared as part of the first SEQ Growth Monitoring Program report	To be developed as part of the successive SEQ Growth Monitoring Program reports	▲ Minimum 15 years zoned and able to serviced, of each land use type in each LGA ▲ Minimum 4 years approved
2 Dwelling growth ~ To monitor consolidation and expansion dwelling activity against dwelling supply benchmarks.	State reporting on an LGA and region-wide basis	Annually: ABS building approvals Net dwelling growth where available (various sources)	Projected 2016–2041 Consolidation: 53% Expansion: 47%	Actual growth 2011–2016 Consolidation: 65% ↑ Expansion: 35% ↓	Consolidation: 60% ↑ Expansion: 40% ↓
~ Baseline, current trend and preferred future are for SEQ as a whole in the long-term. Short-term dwelling growth for each LGA will be compared to expected rates of growth, in the proposed small area growth assumptions (see Table 21 and SEQ Growth Monitoring Program), which will vary over time. At least three years of actual growth will be required as a basis for comparison to expected rates of growth to inform analysis and decision-making in the context of the years of supply measure.					
3 Housing type To monitor housing diversity.	State reporting on the type of dwellings being delivered on an LGA and region-wide basis.	Annually: ABS Building approvals Five-yearly: ABS Census	2011 Housing types: Houses: 74% Middle: 21% High-rise: 5%	2016 Housing types: Houses: 72% ↓ Middle: 22% ↑ High-rise: 6% ↑	Diversity ↑ Detached houses ↓ Middle (attached dwellings up to three stories) ↑ High-rise ↑
4 Housing density To monitor efficient land use.	State reporting of lot sizes and overall dwelling density being delivered on an LGA and region-wide basis	Annually: Queensland Treasury lot size data Five-yearly: ABS Census mesh block data	Median lot size (year to September 2011): 591m ² 2011 mean population weighted density of all mesh blocks: 14 dwellings per hectare	Median lot size (year to September 2016): 450m ² ↓ 2016 mean population weighted density of all mesh blocks: 16.2 dwellings per hectare ↑	Median lot size ↓ Mean population weighted dwelling density ↑






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Measure	Level of reporting detail	Reporting timeframe and source	SEQ baseline	SEQ current trend	SEQ's preferred future
Prosper					
5 Employment by industry and occupation To monitor changes and trends in jobs and employment types and locations.	State reporting on an LGA and region-wide basis	Five-yearly: (aligned with ABS Census collection and regional plan reviews) – ABS Census	2011 Jobs (% of total): Office: 23.1% Retail: 11.3% Industry: 18.2% Services: 34.5%	2006–11 Jobs (change % of total): Office: +1% ↑ Retail: -1.3% ↓ Industry: -2% ↓ Services: +2.4% ↑	Jobs: High value adding ↑ Export earning ↑ Total jobs ↑
Connect					
6 Transport ▲ Proportion of population with good access to services via public transport ▲ Mode share ▲ Average trip time via public transport ▲ Public transport patronage To monitor changes in travel behaviour in SEQ, and the success of <i>ShapingSEQ</i> policies for more compact development and public and active transport use.	Region based reporting	Five-yearly: (aligned with ABS Census collection and regional plan reviews) – ABS Census and DTMR (including household travel and travel time surveys, LUPTAI analysis, patronage data and services delivery statements)	Proportion of population with good accessibility to a range of essential services using public transport (2016): <15mins 1.4% 15–30mins 35.7% 30–45mins 36.7% 45–60mins 10.3% >60mins 15.9% Mode share all trips (2011): Car: 84.4% Public transport: 8.2% Active transport: 7.3%	Proportion of population with 30 minutes or less travel time to a range of essential services using public transport (percentage point change 2013–2016): +2.6% points per year ↑ Mode share all trips (change 1992–2011): Car: +0.31% points per year ↑ Public transport: +0.10% points per year ↑ Active transport: -0.42% points per year ↓ Average travel time all trips (2011): 21 minutes Average travel time all trips (change 1992–2011): +9.6 seconds per year ↑ Average travel distance all trips (2011): 12 kilometres Average travel distance all trips (change 1992–2011): +210 metres per year ↑ Public transport boardings per capita per year (2011): 61.8 Public transport boardings per capita per year (change 2011–2015): -5.1 ↓	Proportion of population with 30 min or less ↑ Mode share all trips: Car ↓ Public transport ↑ Active transport ↑ Average travel time ↓ Average travel distance ↓ Public transport boardings per capita per year ↑

Measuring our success

Measure	Level of reporting detail	Reporting timeframe and source	SEQ baseline	SEQ current trend	SEQ's preferred future
Sustain					
7 Regional biodiversity network To monitor the impacts of development on SEQ's regional biodiversity values.	State reporting on trends in gains and losses of the regional biodiversity values on an LGA and region-wide basis	State reporting on extent and connectivity of vegetation, wetlands, regional ecosystems and habitat for flora and fauna species – Department of Science, Information Technology and Innovation (DSITI) and SEQ NRM Plan	2017 Regional biodiversity values in RLRPA and RLA 344,062 ha Matters of State Environmental Significance in UF, RLRPA, RLA 761,850 ha Total = 1,105,911 ha 48% of the region	To be prepared as part of ongoing monitoring	Area of Regional Biodiversity Network Increase in extent and connectivity of areas of regional biodiversity and related network 
8 Koala Habitat To monitor the impacts of development on SEQ's koala habitat.	Regional level reporting on trends in koala habitat clearing across the region	Remnant Core Koala Habitat – monitored annually using vegetation clearing (DSITI SLATS) Non-remnant (Regrowth) Core Koala Habitat – monitored every two years using Bushland (woody) extent mapping (DSITI)	2017 Remnant Core Koala Habitat: 477,837 ha Non-remnant (Regrowth) Core Koala Habitat: 303,862 ha	To be prepared as part of ongoing monitoring and the SEQ Koala Conservation Strategy	No net loss in koala habitat 
9 Vegetation loss To monitor the impacts of development on SEQ's regional landscapes and natural assets.	State reporting on trends in vegetation clearing on an LGA and region-wide basis	Annually (vegetation clearing): – DSITI and SEQ NRM Plan	Vegetation cover (% of region): Remnant 2011: 35.5% Non-remnant woody 2010: 26.3%	Vegetation cover (change % of region): Remnant 2001–2011: -0.4%  Non-remnant woody 2001–2010: -1.7% 	Vegetation cover 


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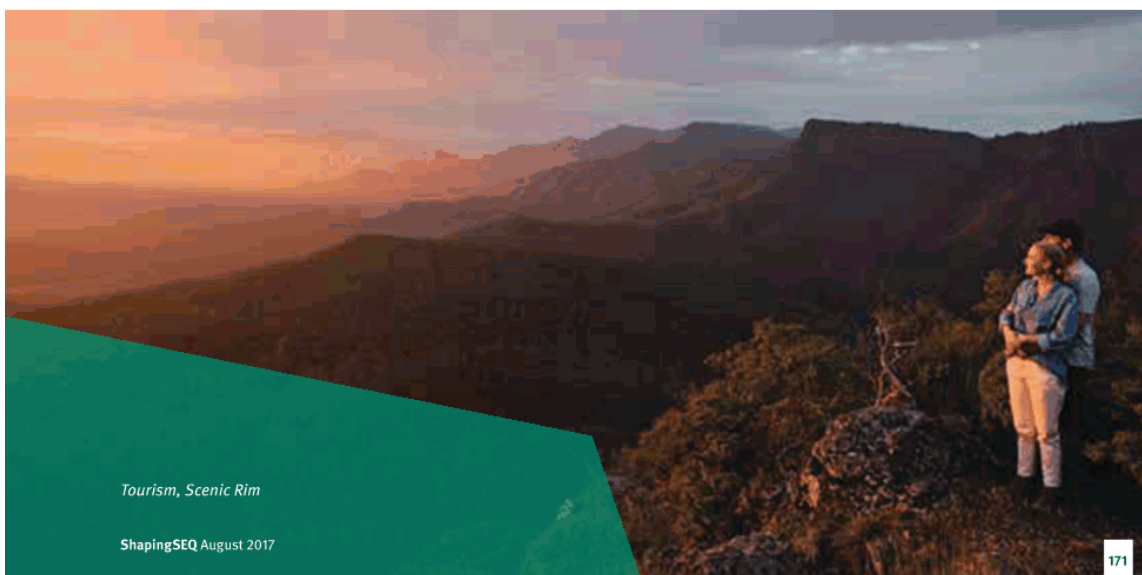
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Measure	Level of reporting detail	Reporting timeframe and source	SEQ baseline	SEQ current trend	SEQ's preferred future
Sustain					
10 Agricultural land To monitor the impact of development on agricultural land.	State reporting on the extent of agricultural land	Reporting on changes in the extent of agricultural land – DSITI and SEQ NRM Plan	2017 Agricultural land (AL classes A and B) and Important Agricultural Areas (IAA) (overlapping) in the RLRPA 529,704 ha (23%)	To be prepared as part of ongoing monitoring.	Maintain extent
11 Community greenspace To monitor the extent of public green space.	State reporting on trends in the areas of greenspace available for outdoor recreation on an LGA and region wide basis	State reporting on protected area estate – DNPSR Land for public recreation and areas of specific landscape settings for recreation – SEQ NRM Plan	2011 Public greenspace for recreation: 21% of the region	To be prepared as part of ongoing monitoring.	Community greenspace
12 Water/ waterway quality To monitor changes and trends in water health and quality.	State reporting on an LGA and region-wide basis.	Annually: – Healthy Waterways Report Card and the South East Queensland environmental values scheduled plan v2.0 (DEHP, 2013)	2011 Average marine quality C Average estuarine quality C- Average freshwater quality C	2014 Average marine quality B- Average estuarine quality C+ Average freshwater quality C-	Water/waterway quality
13 Affordable Living To monitor the combined effects of housing and transport costs to inform ongoing planning for sustainable communities.	State reporting on a regional and sub-regional basis	Five-yearly: derived from ABS Census housing cost and journey to work data	2011 Cost of living (housing + journey to work costs) as % of household income Requires detailed reporting in association with 2016 data	2016 Cost of living as % of household income To be compiled based on 2016 Census data	Cost of living as % household income

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Measure	Level of reporting detail	Reporting timeframe and source	SEQ baseline	SEQ current trend	SEQ's preferred future
Live					
14 Queensland Urban Design and Places Panel advice To provide expert advice on trends in design quality in SEQ.	Advice on a regional and sub-regional basis	Annually	Measure to be developed with QUDaPP	Measure to be developed with QUDaPP	Measure to be developed with QUDaPP
15 Community perception To implement regular community surveys to assess perceptions about the quality of the development being delivered.	State reporting on an LGA and region-wide basis	Five-yearly: based on a statistically valid community attitude survey	2016 survey data	No current data	Community attitude to design outcomes 



Tourism, Scenic Rim

ShapingSEQ August 2017

CHAPTER 5

Measuring our success

SEQ Growth Monitoring Program

ShapingSEQ identifies dwelling supply benchmarks for additional consolidation and expansion dwellings by local government area to 2041, as well as employment planning baselines. A monitoring program is vital for maintaining adequate years of supply, assessing progress towards accommodating these benchmarks and baselines and informing the review and adjustment of policies and programs as required.

To better inform this monitoring program, the department will work with key stakeholders, including relevant state agencies, local governments, the development industry and other infrastructure agencies to develop a broader and more consistent methodology for measuring land supply and to better monitor development.

Key features of the program

Realistic land availability

The measurement of supply is based on the 'realistic availability' of the land to be developed over a given period, rather than the land's long-term or 'end state' capacity for dwellings or employment.

Standing database/model regularly updated

Land supply information will be taken from a standing database or model that covers all individual parcels of land in each local government area. Such a database/model will be regularly updated to reflect changes in planning policy, development constraints, infrastructure and development status, subdivision and new uses.

In some cases, this will be a land use and infrastructure planning database/model developed by a local government to support its planning scheme, with support and data inputs from the state government. In other cases, it may include land supply databases developed and maintained by the state government or an infrastructure agency, with support and data inputs from local government.

Sharing of information

Relevant land supply information will be available for internal use by each level of government in that area and by relevant infrastructure agencies. Where available, measurements of net annual dwelling growth and non-residential floor space growth will also be shared for reporting of development over time. This will be subject to guidelines for appropriate use and sharing of the information.



Laneway cafe, Toowoomba

Measuring our success

Over time, this will enable the region to move to a 'single point of truth' for land supply and development information.

This will provide an agreed basis for state and local government, other infrastructure agencies and reference groups to consider any future changes to benchmarks, supply or other strategies.

Transition to best practice

As existing databases/models are updated over the next few years, those updates will be informed by best practice. This will be based on the findings of research into existing practice for land supply and development measurement. The research, including specialist advice, is the first priority of the *SEQ Growth Monitoring Program*.

For land supply measurement, the best practice research findings will guide assumptions about use, density, land suitability and availability for development, and its take-up over time. Land suitability and availability need to consider the full range of constraints to development. The appropriate basis for measuring serviceability will also be identified.

For development measurement, the research will assess the appropriateness of existing approaches to measuring development and inform the approach to special cases, e.g. secondary dwellings and self-contained dwellings that may be used primarily for visitor accommodation.

Measuring supply and triggering action to increase supply

The number of years of supply will be measured based on expected land availability and take-up as identified by the proposed small area growth assumptions (Table 22). That is, the land assumed to be available for development up to 2041 will be divided by the average annual expected demand over the next 15 years, based on the small area growth assumptions (pending the preparation of those assumptions, the 2031 growth figures in *ShapingSEQ* can be used instead). The years of supply will be measured separately for *consolidation* and *expansion* dwellings and employment uses.

Where supply that is zoned for development is less than 20 years, it will be appropriate for local and state government to start considering the planning actions required to increase supply.

Where supply that is zoned and able to be serviced falls below 15 years, and there is no action already underway to increase the supply to more than 15 years, the state government will – in consultation with relevant local governments and infrastructure agencies – initiate actions to increase supply.

Such actions may include the identification of new urban land (via a ministerial designation or scheme amendment), subject to the following:

- ▲ there are no feasible options to unlock areas in the existing Urban Footprint to accommodate the relevant *expansion* dwelling supply benchmark and employment planning baselines
- ▲ identification of new urban land in a manner consistent with the overall regional *ShapingSEQ* benchmarks and baselines (including the intended split between *consolidation* and *expansion*), strategies, and the Urban Footprint principles
- ▲ where suitable areas of new urban land are not available in a local government area to support the accommodation of its *ShapingSEQ expansion* benchmark, land in an adjoining local government area may be considered to address the shortfall in supply.

The regional land use category mapping forms part of *ShapingSEQ* and may only be amended, if necessary, as part of the periodic regional plan review process.

Annual reporting

The Queensland Government will monitor land supply and development annually, with the first report of the *SEQ Growth Monitoring Program* to be released in 2018. The core measures for the reporting are the Grow 'measures that matter' (Table 22).

Research will be undertaken, including specialist advice, into the practicality, cost and benefits to government decision-making of regularly, consistently and reliably reporting on significant other indicators proposed by submissions on the draft *ShapingSEQ*.

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Consolidation and expansion boundary

The dwelling supply benchmarks have been identified, and the proposed *SEQ Growth Monitoring Program* will measure progress towards accommodating the benchmarks, using the existing urban area (statistical boundary) shown in Figure 32.

As close as practicable (given that suitable statistical areas from a combination of Australian Statistical Geography Standard (ASGS) Statistical Area Level 2s (SA2s) have been used), this boundary represents areas that were mostly existing urban, including land in urban subdivisions and areas serviced by reticulated sewerage, as at December 2008. That is, those parts of the identified statistical areas that were planned for urban development were mostly urban at that time.

Areas inside this boundary represent *consolidation*, while areas outside are *expansion* for the purpose of *ShapingSEQ's* dwelling supply benchmarks. Using SA2s enables the Queensland Government to measure and report on dwelling activity using published ABS data, and compare with population and dwelling estimates and projections without the need for significant additional data collection and processing.

The boundary is a convenient measurement tool to support strategic planning from the regional level down to whole-of-LGA level. It does not directly provide a basis for land use planning decision-making at a locality or site level because it is a statistical rather than land use boundary.

The *SEQ Growth Monitoring Program* is expected to provide regionally-consistent land supply and development information at a more detailed spatial level. To inform the next review of the regional plan, it will be investigated whether the availability of such information to both state and local governments will support a more refined spatial distinction between *consolidation* and *expansion*.

Using consistent growth assumptions to coordinate planning

ShapingSEQ provides a consistent set of dwelling and employment growth assumptions by LGA, reflecting the preferred settlement pattern, as a basis for coordinated land use and infrastructure planning by state, regional and local agencies.

This consistency helps ensure that state, regional and sub-regional agencies do not plan for more infrastructure demand than is realistic across the region.

Infrastructure agencies will reflect *ShapingSEQ's* growth assumptions in their planning and align their investment programs to help deliver the preferred settlement pattern of this regional plan.

The growth assumptions integrate the following elements and approaches:

- ▲ *ShapingSEQ's* settlement pattern, including the broad prioritisation of existing planned developments and future growth areas
- ▲ the dwelling supply benchmarks and employment planning baselines to 2041 by LGA adopted by *ShapingSEQ*. State, regional and local agencies will plan for the 2041 dwelling supply benchmarks in each LGA and state and regional infrastructure agencies will plan for the 2041 employment planning baselines in each LGA
- ▲ the state government's LGA-level projections, including the medium series population and dwelling projections, and employment projections consistent with those, current at the time
- ▲ some LGAs may need to make land use planning changes to be able to realistically accommodate the 2041 dwelling supply benchmarks or employment planning baselines. Until they make the changes, those LGAs may have lower than expected growth to 2041 instead of the benchmarks/baselines
- ▲ so that *ShapingSEQ* policy provides the long-term context for infrastructure planning, *ShapingSEQ's* dwelling supply benchmarks and employment planning baselines can be reconciled with the state government's LGA-level projections by using the regional plan's benchmarks and baselines for the year 2041, the state government projections for the first 5–10 years of the planning period, and progressively shifting towards the *ShapingSEQ* benchmarks and baselines in intervening years.

To facilitate planning for *ShapingSEQ's* growth assumptions, DILGP will:

- ▲ in collaboration with DTMR and other state agencies, and in consultation with local governments and other infrastructure agencies, develop a consistent set of small area growth assumptions as an advisory tool for integrated infrastructure planning and a comparative baseline for monitoring development
- ▲ amend the Minister's Guidelines and Rules, as appropriate, to reflect the role of *ShapingSEQ's* growth assumptions and the findings of best practice research for land supply and development measurement.

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This map is not intended for reference to specific parcels of land and is to be treated as indicative only. The map should also be used in conjunction with the copyright information on the inside cover of the publication.

Figure 32: Existing urban area boundary (statistical boundary)



CHAPTER 6

Resource activity

‘SEQ’s well-established and highly productive agricultural areas support local markets and the regional economy.’

Resource activity

SEQ's mineral resources include coal, natural gas, metallic ores and industrial minerals. Mining activities are undertaken according to the requirements of various resources legislation with the majority under the *Mineral Resources Act 1989*.

Local government planning schemes will continue to identify and protect key mineral resource areas from inappropriate development. However, the planning and assessment of resource activities¹ is not administrated under the *Planning Act 2016*.

This chapter is relevant for assessment of applications under the *Regional Planning Interests Act 2014* (RPI Act) for a regional interests development approval (RIDA). A RIDA may be required for resource activities or regulated activities² proposed to occur within an area of regional interest.

For information on and guidelines relating to the RPI Act and applications associated with resource activities or regulated activities, see: www.dilgp.qld.gov.au/planning/regional-planning/regional-planning-interests-act.

Areas of regional interest

ShapingSEQ identifies two areas of regional interest for SEQ: Priority Agricultural Areas (PAAs) and Priority Living Areas (PLAs). The region also contains areas that are mapped as part of the Strategic Cropping Area (SCA) as identified on the SCL trigger map³, however the SCA is mapped independently of the regional plan.

Priority Agricultural Areas

SEQ's well-established and highly productive agricultural areas support local markets and the regional economy. In 2014–15, the gross value of agricultural commodities (VACP) produced in SEQ was estimated at more than \$1.16 billion, representing 9.8 per cent of Queensland's total VACP.

The co-existence of agriculture and resources is important to the Queensland economy and occurs effectively in other parts of Queensland. However, the development of the resource sector at the expense of highly productive agricultural activities is not desirable within SEQ due to:

- ▲ the limited extent and high productivity of agricultural land in SEQ
- ▲ the proximity of these highly productive agricultural activities to a large domestic market
- ▲ good accessibility to transport and international markets.

¹ Resource activities are defined in the *Regional Planning Interests Act 2014*.

² Regulated activities are defined in the *Regional Planning Interests Regulation 2014*.

³ The SCA is identified by the SCL trigger map, which can be accessed at www.dnrm.qld.gov.au/land/accessing-using-land/strategic-cropping-land.



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Priority Agricultural Areas (PAAs) (Map 8) have been identified for strategic clusters of the most regionally significant agricultural production areas, which contain various priority agricultural land uses (PALU). Any resource activity seeking to operate in these areas must demonstrate that it can co-exist with the PALUs without affecting their current or future ability to operate.

In SEQ, a PALU means a land use included in the following classes under the Australian Land Use and Management Classification Version 7, May 2010 published by the Department of Agriculture, Fisheries and Forestry ABARES, Australian Government:

- ▲ 3.1 – Plantation forestry
- ▲ 3.3 – Cropping
- ▲ 3.4 – Perennial horticulture
- ▲ 3.5 – Seasonal horticulture
- ▲ 4 – Production from irrigated agriculture and plantations
- ▲ 5.1 – Intensive horticulture
- ▲ 5.2 – Intensive animal husbandry.

The regional outcome and associated policies below seek to address potential conflicts between existing agricultural land uses within SEQ and opportunities of the resource sector.

Regional outcome

- ▲ SEQ's agricultural sector continues to grow with certainty and investor confidence.

Regional policies

- ▲ Protect priority agricultural land uses within the Priority Agricultural Area.
- ▲ Ensure the continuation and growth of agricultural sector production in the Priority Agricultural Area is not adversely constrained by resource activities.

Priority Living Area

SEQ is a complex, integrated region and the most densely populated part of the state. The region contains around 71 per cent of Queensland's population in only 1.3 per cent of its area.

The region's population is concentrated in several major urban areas, with surrounding hinterland areas also containing a relatively dense network of towns, villages, rural residential areas and small rural communities.

SEQ's projected population growth will likely lead to the expansion of many, if not all, of these communities.

SEQ's communities depend on the natural systems, and regional and rural landscapes to contribute to the region's liveability, health, lifestyle and economy.

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As settlements in SEQ expand, planning for growth and change in the region must provide opportunities for productive, happy, healthy, meaningful lives for individuals and communities. Areas that contain rural production, major biodiversity and conservation areas, regional landscapes, waterways and beaches, agriculture, natural resources, and tourism and recreation opportunities must be considered on the whole to ensure the success of the region.

All of the SEQ region has been identified as a Priority Living Area (PLA) (Map 8) in recognition of SEQ's unique context of containing the state's pre-eminent urban settlements, as well as:

- ▲ major water storage infrastructure and associated water catchments
- ▲ a range of formal and informal sporting, recreational and community activities that are vital to the region's health and viability
- ▲ a surrounding rural hinterland that provides:
 - attractive and accessible natural environments and public open space with areas of high scenic amenity including important views and vistas
 - opportunities for public access and use of natural areas and public open space that is functional, accessible and connected.

The regional outcome and associated policies below seek to ensure the region's communities can connect to their social and physical environments, both constructed and natural, and support their social needs without unreasonable conflicts with the resource sector.

Regional outcome

- ▲ The growth potential of SEQ settlements, population-supporting assets and amenity are protected and prioritised over resource activities.

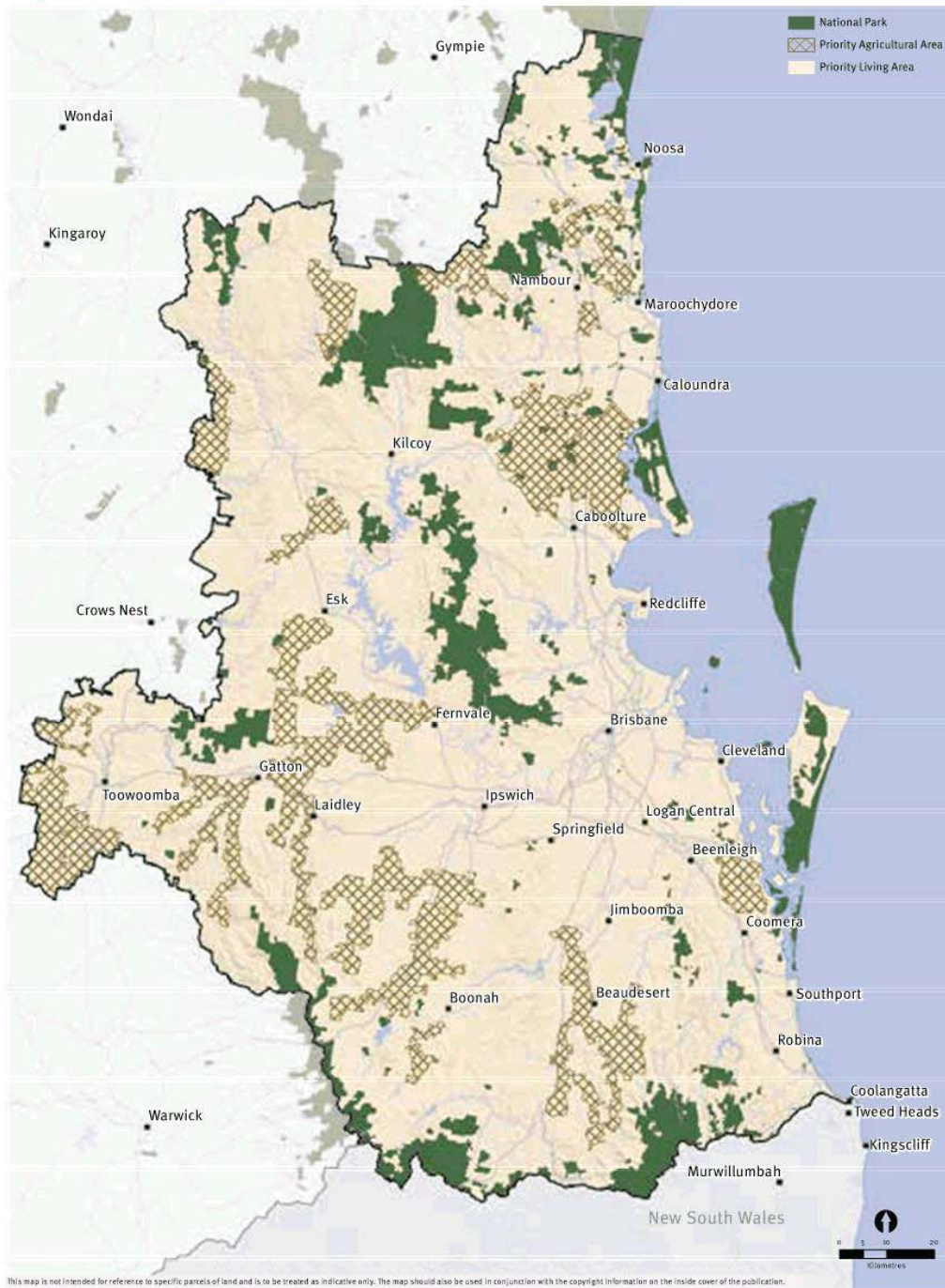
Regional policy

- ▲ Safeguard areas required for the long-term growth of SEQ communities from the irreversible impacts of resource activities in the PLA.
- ▲ Protect water storage infrastructure and the integrity and functionality of associated water catchments in the PLA.
- ▲ Protect the regional and rural landscape amenity of the PLA from material impacts of resource activities.

CHAPTER 6

Resource activity

Map 8 Areas of regional interest



Glossary

This glossary provides the meaning of some terms used in *ShapingSEQ*. Terms not included in the glossary should be given their ordinary meaning, unless they are defined in the *Planning Act 2016* or *Planning Regulation 2017*.

Term	Definition
Active transport	Physical activity undertaken as a means of transport, such as walking or cycling.
Affordable living	Refers to the combination of the household cost of buying or renting a dwelling and the cost of transport to access employment and services. It can also consider other energy we use in maintaining a home.
Agriculture	As defined in the State Planning Policy.
Amenity	The quality of a location or landscape which makes it pleasant or agreeable or which contributes to a comfortable and pleasant life.
Big data	Refers to the capture, storage and analysis of large, new or multiple forms of data – whether collected from ‘real time’ sensors embedded in the urban environment, government data sources or social media platforms – that provide new insights into how people live and get around, and ultimately help make better decisions on the management of SEQ.
Biodiversity	The natural diversity of wildlife and the environmental conditions necessary for its survival.
Climate change	The observed increases in global temperatures due to human activities, such as the burning of fossil fuels (coal, oil and natural gas), agriculture and land clearing. Changes in the climate include increases in global average air and ocean temperature; widespread melting of snow and ice, and subsequent rising global sea level; and increases in concentration of atmospheric carbon dioxide causing ocean acidification (Australian Government Department of Environment and Energy).
Complete communities	Communities where residents have adequate and appropriate local access to a range of everyday goods, services and employment opportunities.
Consolidation (form of development)	Development on land inside the existing urban area boundary. Previously known as ‘infill development’.
Dwelling supply benchmarks	The dwelling supply benchmarks identified in Figure 7. The benchmarks indicate the supply to 2041 that needs to be planned for by <i>ShapingSEQ</i> and local government planning schemes. Actual construction of dwellings will depend on changing population growth and economic circumstances over time.
Employment planning baselines	The employment planning baselines identified in Table 3 and Appendix A. These baselines are to be used in local land use and infrastructure planning as minimums; and as a baseline for state and regional infrastructure planning.
Existing urban area	A statistical boundary used to measure <i>consolidation</i> and <i>expansion</i> development for the purposes of <i>ShapingSEQ</i> and illustrated in Figure 32. Further detail is provided in <i>ShapingSEQ Background paper 1: Grow</i> .
Expansion (form of development)	Development on land outside the existing urban area boundary. Previously known as ‘greenfield development’.
Urban greening	The network of natural and semi-natural areas that deliver a range of environmental, economic and social values and benefits to urban places, including protection from flooding or excessive heat, or improving air and water quality, whilst also protecting biodiversity. Examples of urban greening include urban tree canopies, parks and sport fields, nature reserves and wildlife corridors, waterways and wetlands, stormwater harvesting systems, green roofs and walls, and tree-lined streets and pathways.
Gross residential density	The number of dwellings or lots or combination thereof divided by the overall ‘englobo’ site area, including areas constrained from development and areas occupied by non-residential uses and infrastructure.

(continued next page)

GLOSSARY

Term	Definition
Growth assumptions	The consistent set of dwelling and employment growth assumptions used in <i>ShapingSEQ</i> (See Chapter 5 for further explanation).
High-frequency public transport	The system of public transport routes, rollingstock and signalling that enables commuter public transport to operate at high frequencies (<i>by 2041 at least 15 minute service 7am to 7pm, 7 days a week</i>) for extended periods, enabling a 'turn up and go' approach to travel (Department of Transport and Main Roads, TransLink Division, 2015).
Inter-urban break	A non-urban land area separating major urban development areas.
Knowledge-based industries	Trends and activities that increasingly depend on knowledge, information and highly skilled personnel and organisation, meeting an increasing need for ready access to all these by business and public sectors (OECD, 2005).
Megatrends	Global, sustained and macroeconomic forces of development that affect business, economy, society, cultures and personal lives, defining our future world and its increasing rate of change.
'Missing middle'	A form of housing offering greater density and diversity compatible with surrounding lower density residential environments. This may include 'Fonzie' flats (a small self-contained apartment on the same land as a house), 'plexes' (duplexes, triplexes, quadplexes, etc), row/terrace housing and medium-rise apartments.
Net residential density	The number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks, i.e. the overall 'englobo' site minus the following: constrained areas (e.g. areas subject to flooding, protected vegetation, etc.); non-residential sites/uses (e.g. medical facilities, education facilities, shops, community services, non-local parks, drainage land, etc); non-local transport and other infrastructure.
Peri-urban	The area of influence between rural and urban areas, usually located near urban areas.
Potential Future Growth Areas	Areas outside of the Urban Footprint that may be suitable for future urban growth, subject to further investigation and dwelling supply analysis as determined by the Queensland Government. These areas are not needed to accommodate the dwelling supply benchmarks or employment planning baselines of <i>ShapingSEQ</i> , and do not represent a development commitment.
Public transport station	A high-quality public transport facility which acts as a central departure and/or destination point to accommodate high passenger volumes. Stations provide passengers with the key point of connection between a public transport service and a desired destination (or transfer point enroute to a destination).
Projections	The outcomes of applying a set of assumptions about future growth and change to a base of population, dwellings or employment. For example, for population: <ul style="list-style-type: none"> ▲ at the broader regional level, those assumptions are about fertility, mortality and migration ▲ at the local level, the assumptions are about land supply and development timing. Projection assumptions reflect the policy in place and other circumstances existing or expected at the time of their preparation. Changes in policy and other circumstances, including through <i>ShapingSEQ</i> , may influence a different outcome.
Refugia	An area within which a population of organisms can survive through a period of unfavourable climatic conditions.
Rural precinct	An administrative tool under <i>ShapingSEQ</i> to facilitate best practice land management, and appropriate and sustainable rural economic growth and diversification in the Regional Landscape and Rural Production Area.

(continued next page)

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Term	Definition
Rural residential development	Large lot residential development, generally without reticulated sewerage, and typically in a rural, semi-rural or conservation setting.
Rural town	Existing, named and permanent bounded settlements with an urban function in a rural, semi-rural or conservation setting. They usually have a population of 200 or more people. They are generally serviced with reticulated potable water and have two or more social services, e.g. a church, hall, shop or primary school. Regardless of lot size, residential lots are orientated to and part of the rural town.
Rural village	Existing, named and bounded settlements with an urban function in a rural, semi-rural or conservation setting. They usually have a population of up to 200 people and at least one social service, e.g. a church, hall, shop or primary school. Regardless of lot size, residential lots are orientated to and part of the rural village.
SEQ regulatory provisions	Provisions contained in the Planning Regulation 2017 which ensure particular forms of development in SEQ are consistent with <i>ShapingSEQ</i> policy.
Social infrastructure	The community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development, and enhance community wellbeing.
Site density	The number of dwellings or single dwelling lots, or a combination, divided by the area of the residential lots.
Underutilised Urban Footprint	Land previously identified in the Urban Footprint that may be suitable for urban development, which, due to a range of factors, remains undeveloped.



GLOSSARY

Abbreviations	
ARI	Areas of regional interest
COMSEQ	Council of Mayors (South East Queensland)
EDQ	Economic Development Queensland (of DILGP)
DEHP	Department of Environment and Heritage
DILGP	Department of Infrastructure, Local Government and Planning
DNPSR	Department of National Parks, Sport and Racing
DSITI	Department of Science, Information Technology and Innovation
DTMR	Department of Transport and Main Roads
IPO	Infrastructure Portfolio Office (of DILGP)
KRA	Key resource area
LGA	Local government area
LGIP	Local Government Infrastructure Plan
MNES	Matters of national environmental significance
MSES	Matters of state environmental significance
MLES	Matters of local environmental significance
PAA	Priority Agricultural Areas
PALU	Priority agricultural land uses
PDA	Priority Development Area
PFGA	Potential Future Growth Area
PLA	Priority Living Area
QPP	Queensland Planning Provisions
QUDaPP	Queensland Urban Design and Places Panel
REC	Regional Economic Cluster
RIDA	Regional interests' development approval
RLA	Rural Living Area
RLRPA	Regional Landscape and Rural Production Area
RPI Act	<i>Regional Planning Interests Act 2014</i>
SCA	Strategic Cropping Area
SEQ	South East Queensland
SIP	State Infrastructure Plan
SPA	<i>Sustainable Planning Act 2009</i>
SPP	State Planning Policy

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A large number of individuals and organisations have contributed to *ShapingSEQ*. While it is not possible to list them all individually, their contributions are acknowledged and appreciated.

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- ▲ SEQ Regional Planning Committee
- ▲ Traditional Owners
- ▲ industry, community and environment reference groups
- ▲ Queensland Government agencies
- ▲ SEQ local governments
- ▲ Council of Mayors (SEQ)
- ▲ participants in the Youth Summit
- ▲ staff from the Department of Infrastructure, Local Government and Planning.

- ▲ Queensland Fire and Emergency Services
- ▲ Energy Queensland
- ▲ Powerlink
- ▲ Queensland Reconstruction Authority
- ▲ Queensland Treasury
- ▲ Queensland Urban Utilities
- ▲ Seqwater
- ▲ Unitywater

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The SEQ community

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SEQ Regional Planning Committee members

As well as former SEQ Regional Planning Committee members including the late Steve Jones, former Mayor of Lockyer Valley Regional Council; Stirling Hinchliffe MP; and Mark Bailey MP.

Local governments

- ▲ Brisbane City Council
- ▲ Council of the City of Gold Coast
- ▲ Ipswich City Council
- ▲ Lockyer Valley Regional Council
- ▲ Logan City Council
- ▲ Moreton Bay Regional Council
- ▲ Noosa Shire Council
- ▲ Redland City Council
- ▲ Scenic Rim Regional Council
- ▲ Somerset Regional Council
- ▲ Sunshine Coast Council
- ▲ Toowoomba Regional Council

Queensland Government departments and other infrastructure agencies

- ▲ Department of Aboriginal and Torres Strait Islander Partnerships
- ▲ Department of Agriculture and Fisheries
- ▲ Department of Communities, Child Safety and Disability Services
- ▲ Department of Education and Training
- ▲ Department of Energy and Water Supply
- ▲ Department of Environment and Heritage Protection
- ▲ Department of Health
- ▲ Department of Housing and Public Works
- ▲ Department of Infrastructure, Local Government and Planning
- ▲ Department of National Parks, Sport and Racing
- ▲ Department of Natural Resources and Mines
- ▲ Department of Premier and Cabinet
- ▲ Department of Science, Information Technology and Innovation
- ▲ Department of State Development
- ▲ Department of Tourism, Major Events, Small Business and the Commonwealth Games
- ▲ Department of Transport and Main Roads

BIBLIOGRAPHY

Bibliography

Refer to the following background papers for the bibliographies used in preparing *ShapingSEQ*:

- ▲ *ShapingSEQ Background paper 1: Grow*
- ▲ *ShapingSEQ Background paper 2: Prosper*
- ▲ *ShapingSEQ Background paper 3: Connect*
- ▲ *ShapingSEQ Background paper 4: Sustain*
- ▲ *ShapingSEQ Background paper 5: Live.*

Credits

Artwork courtesy of Melinda Serico

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Buying local produce, Scenic Rim

Appendix A

Table 23 provides the Queensland Treasury employment planning baselines for each local government area by industry sector.

Table 23: Employment planning baselines by LGA

Brisbane							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	60,630	49,384	64,141	70,526	74,775	78,329	81,964
Industry	155,062	150,892	161,524	173,114	188,783	206,222	225,588
Office	254,235	268,377	290,381	318,146	350,410	385,006	425,514
Retail and leisure	139,321	149,356	156,573	165,289	175,660	186,240	197,942
Natural resources	22,622	21,782	24,999	26,405	28,071	29,710	31,208
Health and education	157,569	177,214	195,019	216,267	239,526	262,745	285,391
Total	789,439	817,005	892,637	969,747	1,057,225	1,148,252	1,247,607
Gold Coast							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	25,982	25,241	33,972	39,032	42,824	46,122	49,250
Industry	38,113	36,608	39,359	42,057	45,518	49,337	53,585
Office	55,027	58,315	64,322	72,365	81,579	91,522	102,972
Retail and leisure	72,702	78,540	84,038	90,736	97,985	105,076	112,392
Natural resources	3,210	2,954	3,640	5,749	9,179	12,199	14,390
Health and education	46,795	53,254	60,298	69,523	79,637	90,226	100,843
Total	241,829	254,912	285,629	319,462	356,722	394,482	433,432
Ipswich							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	5,070	4,634	6,498	7,656	8,611	9,468	10,355
Industry	15,618	15,863	16,675	17,865	19,659	21,923	24,564
Office	14,171	15,039	16,362	18,373	20,710	23,303	26,312
Retail and leisure	12,557	13,786	14,801	16,423	18,111	19,727	21,396
Natural resources	1,620	1,546	1,664	1,811	1,993	2,160	2,308
Health and education	14,751	17,060	19,963	24,773	30,443	36,737	43,864
Total	63,787	67,928	75,963	86,901	99,527	113,318	128,799
Lockyer Valley							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	867	707	915	1,036	1,118	1,183	1,240
Industry	2,268	2,235	2,414	2,654	3,028	3,478	3,942
Office	1,645	1,740	1,889	2,081	2,297	2,535	2,803
Retail and leisure	2,471	2,658	2,745	2,831	2,918	3,006	3,090
Natural resources	2,431	2,261	2,324	2,503	2,793	3,071	3,308
Health and education	2,439	2,740	3,057	3,458	3,892	4,340	4,795
Total	12,121	12,341	13,344	14,563	16,046	17,613	19,178
Logan							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	12,437	13,155	18,059	20,842	22,811	24,729	26,617
Industry	20,283	19,325	20,589	22,005	23,926	26,205	28,807
Office	18,987	19,787	21,403	23,700	26,346	29,378	32,928
Retail and leisure	23,614	25,080	26,298	27,738	29,251	30,896	32,558
Natural resources	1,823	1,532	1,673	1,969	2,404	2,807	3,140
Health and education	20,537	23,101	25,767	29,575	33,783	38,745	44,075
Total	97,681	101,980	113,789	125,829	138,521	152,760	168,125
Moreton Bay							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	13,402	15,568	18,169	20,473	21,963	23,077	24,089
Industry	19,918	18,856	20,365	21,823	23,738	25,877	28,283
Office	22,034	23,224	25,180	27,730	30,590	33,605	37,092
Retail and leisure	29,453	31,539	33,173	34,677	36,104	37,373	38,592
Natural resources	3,344	2,952	3,270	4,108	5,425	6,612	7,531
Health and education	26,676	30,416	34,150	38,923	43,866	48,731	53,594
Total	114,827	122,555	134,307	147,734	161,686	175,275	189,181

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APPENDIX A

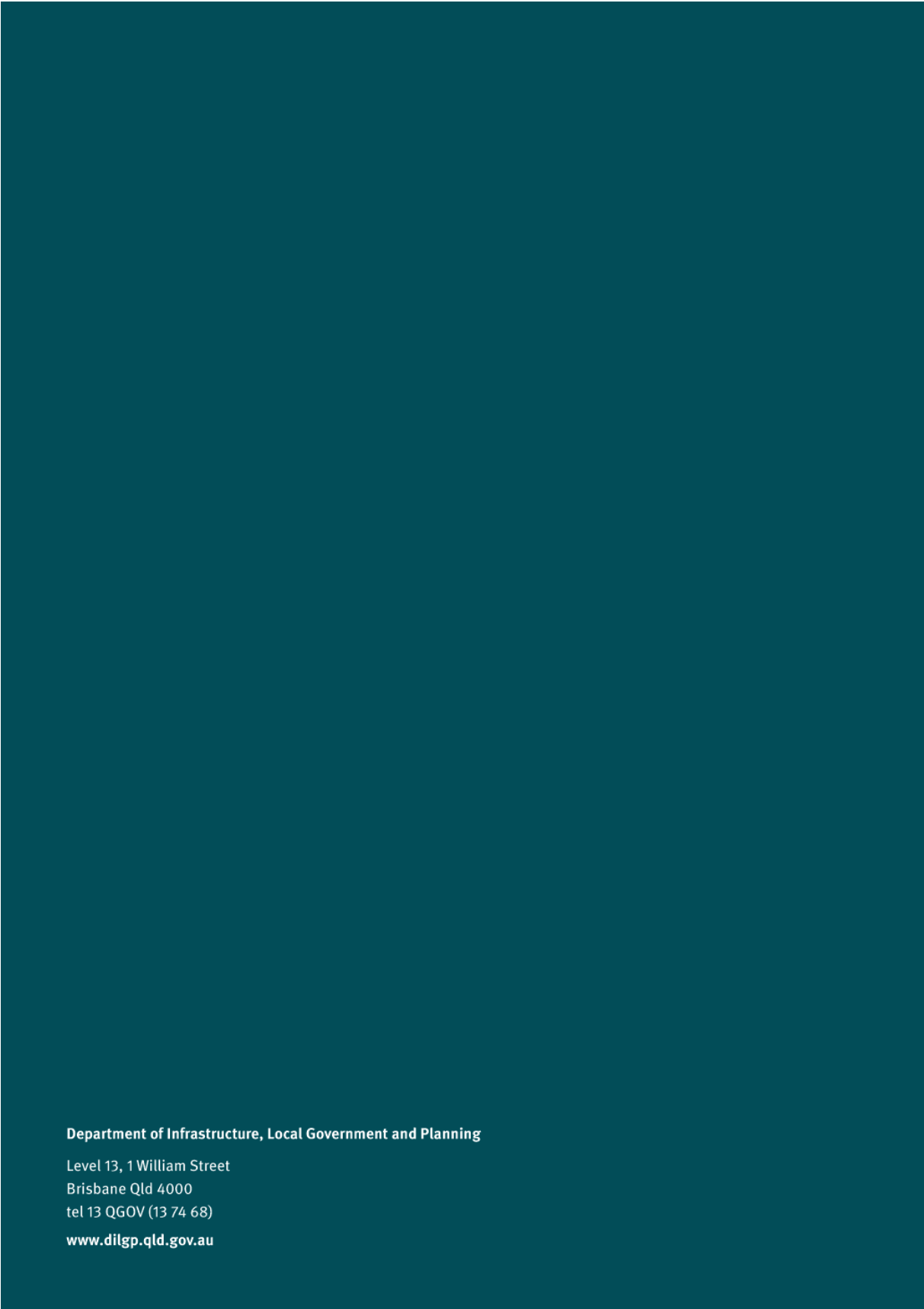
Noosa							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	2,411	2,495	3,185	3,565	3,762	3,896	3,993
Industry	2,271	2,190	2,343	2,464	2,605	2,747	2,904
Office	4,666	4,791	5,219	5,749	6,335	6,965	7,696
Retail and leisure	7,591	8,118	8,580	9,077	9,618	10,156	10,720
Natural resources	456	393	419	499	627	745	834
Health and education	4,285	4,794	5,255	5,800	6,328	6,846	7,308
Total	21,680	22,781	25,001	27,154	29,275	31,355	33,455
Redlands							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	5,298	5,782	7,861	8,863	9,416	9,733	9,960
Industry	6,846	6,844	7,172	7,474	7,841	8,234	8,679
Office	9,423	9,764	10,524	11,532	12,656	13,812	15,159
Retail and leisure	11,820	12,514	13,014	13,533	14,057	14,523	15,016
Natural resources	1,042	882	941	1,203	1,618	2,002	2,307
Health and education	10,352	11,499	12,664	14,131	15,576	16,864	18,073
Total	44,781	47,285	52,176	56,736	61,164	65,168	69,194
Scenic Rim							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	1,365	1,216	1,608	1,818	1,965	2,078	2,173
Industry	1,710	1,669	1,753	1,846	1,963	2,082	2,210
Office	2,738	2,871	3,102	3,410	3,766	4,142	4,570
Retail and leisure	3,224	3,492	3,627	3,824	4,047	4,264	4,491
Natural resources	1,996	1,784	1,770	1,898	2,130	2,349	2,524
Health and education	2,791	3,143	3,541	4,050	4,638	5,220	5,813
Total	13,824	14,175	15,401	16,846	18,509	20,135	21,781
Somerset							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	672	592	807	937	1,030	1,113	1,185
Industry	1,762	2,010	2,036	2,088	2,149	2,209	2,268
Office	791	840	908	997	1,098	1,205	1,328
Retail and leisure	1,265	1,352	1,395	1,444	1,496	1,548	1,603
Natural resources	1,173	1,040	1,032	1,059	1,115	1,193	1,290
Health and education	1,174	1,336	1,492	1,689	1,901	2,119	2,342
Total	6,837	7,170	7,670	8,214	8,789	9,387	10,016
Sunshine Coast							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	12,236	11,944	16,272	18,653	20,340	21,776	23,096
Industry	15,314	14,510	15,579	16,601	17,842	19,151	20,600
Office	24,707	25,687	28,182	31,211	34,639	38,346	42,599
Retail and leisure	30,420	32,489	34,463	36,541	38,730	40,877	43,026
Natural resources	3,818	3,410	3,736	4,668	6,159	7,481	8,469
Health and education	26,047	29,809	33,969	38,937	44,287	49,834	55,300
Total	112,542	117,849	132,201	146,611	161,997	177,465	193,090
Toowoomba (Urban extent)							
Sector	2010–11	2015–16	2020–21	2025–26	2030–31	2035–36	2040–41
Construction	5,018	4,486	5,898	6,491	6,805	7,028	7,202
Industry	9,946	9,457	9,990	10,498	11,192	11,980	12,890
Office	14,040	14,660	15,380	16,230	17,186	18,239	19,411
Retail and leisure	13,409	14,078	14,366	14,596	14,816	15,023	15,193
Natural resources	2,370	2,063	2,332	2,830	3,620	4,337	4,885
Health and education	16,739	18,366	19,815	21,611	23,489	25,371	27,061
Total	61,522	63,110	67,781	72,256	77,108	81,978	86,642

Source: Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041



Notes

Lined area for taking notes, consisting of multiple horizontal lines.



Department of Infrastructure, Local Government and Planning
Level 13, 1 William Street
Brisbane Qld 4000
tel 13 QGOV (13 74 68)
www.dilgp.qld.gov.au

MCU19/0017 MATERIAL CHANGE OF USE (HEALTH CARE SERVICE) - 58-68 DELANCEY STREET, ORMISTON

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Proposed Amendments to Site Layout	18BRT0574-02/A	TTM Consulting Pty Ltd	08/07/19
Proposed Overall Floor Plan	SK-0011/B	Vision 1 Architects	12/02/2019
Proposed Elevations	SK-0020/B	Vision 1 Architects	12/02/2019
Overall Roadworks, Drainage & Services Layout Plan	8386-SK003/C	Inertia	28/03/19
Roadworks & Drainage Layout Plan Proposed Works	8386-SK004/C	Inertia	28/03/19
Landscape Concept Plan	L-001 Rev. 01	Define Landscape Architecture	29/03/2019
Proposed Medical Centre 58-68 Delancey Street, Ormiston Environmental Noise Assessment Report	18BRA0174 R01_0	TTM Consulting Pty Ltd	30/01/2019

Table 1: Approved Plans and Documents

<u>Design</u>	
<p>3. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.</p>	<p>Prior to the use commencing for each stage and ongoing.</p>

Easements	
<p>4. Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title.</p> <p>a) Access purposes 1m wide to and around any sewer maintenance holes or structures in favour of Redland City Council and its agents.</p>	Prior to the use commencing.
Conditioned Works Assessment	
<p>5. Submit to Council, and receive approval for, Conditioned Works Assessment for the documents and works referred to in Table 2:</p>	Prior to site works commencing for Stage 1.

Document or Works Item	Assessment Criteria
Landscape Plan	<ul style="list-style-type: none"> • City Plan Part 9 Development Codes – Landscape Code • City Plan Part 6 Zones – Low Impact Industry Zone Code • Plan Planning Scheme Policy 2 – Infrastructure Works – 8.5 Landscaping - Tree Species List • City Plan Planning Scheme Policy 2 – Infrastructure Works – 7.0 Bonding • City Plan Planning Scheme Policy 2 – Infrastructure Works - 4.0 Landscaping & 5.0 Parks • City Plan Planning Scheme Policy 2 – Infrastructure Works – 4.0 Landscaping – Arborist Reports • City Plan Planning Scheme Policy 2 – Infrastructure Works – 4.0 Landscaping - Tree Management Plans
Stormwater design	<ul style="list-style-type: none"> • City Plan Healthy Waters Code • City Plan Infrastructure Works Code • City Plan Transport, Servicing, Access and Parking Code • City Plan Planning Scheme Policy 2 – Infrastructure Works • Water Sensitive Urban Design Technical Guidelines for South East Queensland • State Planning Policy July 2017 • Queensland Urban Drainage Manual
Access and Parking	<ul style="list-style-type: none"> • City Plan Infrastructure Works Code • City Plan Transport, Servicing, Access and Parking Code • City Plan Planning Scheme Policy 2 – Infrastructure Works • Australian Standard 2890:2009 – Parking Facilities Set
Earthworks	<ul style="list-style-type: none"> • City Plan Healthy Waters Code • City Plan Infrastructure Works Code • City Plan Planning Scheme Policy 2 – Infrastructure Works • Australian Standard 4678:2002 – Earth-retaining Structures • Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.

Table 2: Conditioned Works Assessment

<p>6. Comply with all conditions and approved plans in the Conditioned Works Approval.</p>	<p>Prior to the use commencing for each stage.</p>
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Inspections

7. Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below.

Inspection	Timing
Prestart	Prior to any works commencing.
Compliance Inspection	On completion of the development in accordance with the approval and its conditions.

Table 4: Inspections

For the pre-start, and compliance inspections, at least **five (5) business days** notice must be given to Council. For all other inspections, a minimum of **24 hours** notice must be given to Council.

The development must pass a Compliance Inspection before the issue of a Certificate of Classification.

Advice Note: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.

General

<p>8. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</p>	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>
<p>9. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Maintain the temporary system for the duration of the building works.</p>	<p>During construction.</p>

<p>10. Notify Council (07 3829 8999) within 24hrs and rectify, in consultation with Council, any damage to Council infrastructure as a result of construction activities, at no cost to Council.</p>	<p>As soon as practical following identification of the damage.</p>
<p>11. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>12. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.</p>	<p>During the construction phase.</p>
<p>13. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>14. Submit to Council, and receive Conditioned Works approval for, a pavement design, for the new car parking areas, that is generally in accordance with the approved plans and in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works.</p> <p>Note. Plan(s) must be issued <i>“For Construction”</i>.</p>	<p>As part of request for conditioned works assessment.</p>
<p>15. Submit to Council, and receive Conditioned Works approval for, a line marking plan that is generally in accordance with the approved plans and in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works and Australian Standard AS2890.</p> <p>Note. Plan(s) must be issued <i>“For Construction”</i>.</p>	<p>As part of request for conditioned works assessment.</p>
<p>Stormwater Management</p>	
<p>16. Convey roof water and surface water to a lawful point of discharge, being the existing stormwater drainage solution in accordance with the Redland City Plan Planning Scheme Policy 2 – Infrastructure Works.</p>	<p>Prior to the issue of a Certificate of Classification and ongoing.</p>

<p>17. Manage stormwater discharge from the site in accordance with the Redland City Plan Planning Scheme Policy 2 – Infrastructure Works, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the issue of a Certificate of Classification and ongoing.</p>
<p>18. Submit to Council, and receive Conditioned Works approval for, a stormwater plan and report that addresses both quality and quantity in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, and the following:</p> <ul style="list-style-type: none"> • Details of the existing stormwater system. • Design of additional stormwater drainage and if connected to the existing system verify capacity; • Overland flow paths and levels for the 100 year ARI event close to buildings, where required; • Detailed drawings of the proposed stormwater quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation; and <p>Note. Plan(s) must be issued <i>“For Construction”</i>.</p>	<p>As part of request for conditioned works assessment.</p>
<p>Utilities</p>	
<p>19. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p>20. Connect the development to external reticulated sewer, external reticulated water and electricity supply.</p>	<p>Prior to the issue of a Certificate of Classification.</p>
<p>Services</p>	
<p>21. Provide water connections and water meters in accordance with Council’s Standard Drawings. Provide details to Council of the water meters and their locations.</p>	<p>Prior to issue of a Certificate of Classification.</p>

Excavation and Filling	
<p>22. Undertake any required excavation and fill works in accordance with the following:</p> <ul style="list-style-type: none"> a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended). b) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended). c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments. 	<p>During construction.</p>
Waste Management	
<p>23. Submit to Council a copy of a written agreement with a waste services provider to provide and maintain a bulk bin collection service to the development.</p>	<p>Prior to the issue of a Certificate of Classification or prior to the use commencing.</p>
<p>24. Install a screened refuse storage area, located as per the approved plans, for the storage of a minimum of 2x 3000L bulk bins. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.</p>	<p>Prior to the issue of a Certificate of Classification and ongoing.</p>
Erosion and Sediment Control	
<p>25. Design, implement and maintain measures and practices in accordance with “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australasian Chapter) (2008).</p>	<p>Prior to works commencing and during the construction phase until the disturbed areas are stabilised.</p>
<p>26. Provide a stabilised construction exit at each exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible.</p>	<p>During construction phase.</p>

<p>27. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.</p>	<p>During construction phase.</p>
<p>Survey and As Constructed Information</p>	
<p>28. Submit as constructed drawings and documentation for all works, prepared in accordance with the Redland City Plan Planning Scheme Policy 2 – Infrastructure Works. Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.</p>	<p>As soon as all works are completed and prior to the request for on maintenance or the issue of a Certificate of Classification, whichever is the sooner.</p>
<p>Access and Parking</p>	
<p>29. Provide car parks in accordance with approved ‘proposed amendments to site layout’ plan.</p> <p>Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.</p>	<p>Prior to the use commencing for each stage and ongoing.</p>
<p>Landscape Works</p>	
<p>30. Submit detailed Landscape Plans, specification notes and documentation to Council for approval in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval. Include the following items:</p> <ul style="list-style-type: none"> • Designs that are generally in accordance with the approved landscape plan. • A maintenance plan for the landscaping component of the development. 	<p>As part of request for conditioned works assessment.</p>
<p>31. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.</p>	<p>Prior to a Compliance Inspection or the use commencing, whichever is the sooner.</p>

<p>32. Undertake the following works in accordance with the approved landscape plan(s) and the Planning Scheme Policy 2 Chapter 4 – Landscaping:</p> <ul style="list-style-type: none"> • Landscape works approved for this development. • Turf all areas of disturbance within the road verge with turf cut from a weed free source. • Remove all weed species from the site, as identified in Part B of Council’s Pest Management Plan 2012-2016. 	<p>Prior to on maintenance or the use commencing, whichever is the sooner.</p>
<p>33. Retained trees are to be protected by implementing tree protection measures in accordance with Australian Standard AS4970-2009 “Protection of Trees on Development Sites”. All tree protection measures must be in place prior to any development works commencing. Unless otherwise agreed to in writing by Council.</p>	<p>As identified in the condition.</p>
<p><u>Acoustic Requirements</u></p>	
<p>34. Incorporate acoustic attenuation into the development as specified in the approved acoustic report.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>35. Waste collection is to occur only between the hours of 7am and 6pm.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>36. Ensure future installation of mechanical plant achieves compliance with the noise limits detailed in section 6.4.3 of the approved acoustic report.</p>	<p>Prior to the use commencing and ongoing.</p>

ADDITIONAL APPROVALS

The following further **Development Permits** and/or **Compliance Permits** are necessary to allow the development to be carried out.

- Building Works approval (internal fit-out).

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

- Conditioned Works assessment as detailed in Table 2 of the conditions.
- Permit to operate a personal appearance service in accordance with the *Public Health (Infection Control for Personal Services) Act 2003*.
- Plumbing and drainage works.
- Capping of Sewer – for demolition of existing buildings on site.
- Road Opening Permit – for any works proposed within an existing road reserve.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**

Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 2.3) 2016 levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **Live Connections**

Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 07 3829 8999.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Coastal Processes and Sea Level Rise**

Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Services Installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire Ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au

- **Cultural Heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

- **Fauna Protection**

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

- **Environment Protection and Biodiversity Conservation Act**

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

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

- **Asbestos Management & Removal**

Please be aware that where asbestos related materials are to be removed on a development site, appropriate measures must be taken to not cause a public health risk under the *Public Health Act 2005*. A suitably qualified asbestos removalist that holds a current Workplace Health & Safety A or B class asbestos removal licence must be engaged to remove more than 10m² of non-friable asbestos. The removal of friable asbestos must be undertaken by a business that holds a current Class A asbestos removal licence. For further information on asbestos visit the Queensland Government website www.deir.qld.gov.au/asbestos. For

licensing enquiries please contact Workplace Health and Safety Queensland on 1300 362 128 or www.worksafe.qld.gov.au/injury-prevention-safety/asbestos.

- **Transport Noise Corridors**

The State Planning Policy Interactive Mapping System identifies that the proposed development site is located within a designated Transport Noise Corridor. Future development located within these areas must comply with the requirements of the Queensland Development Code MP 4.4 – Buildings in a transport Noise Corridor. For further information please visit the Queensland Government website <http://www.hpw.qld.gov.au/construction/buildingplumbing/building/transportnoisecorridors/Pages/default.aspx>

- **Contaminated Land**

Council's Red E Map system identifies that the proposed development site may have potential contaminated land. It is recommended that the appropriate investigation and potential testing of the site is undertaken prior to construction work to ensure its suitability for residential development. For further information on contaminated land visit the Queensland Government website: <https://www.qld.gov.au/environment/pollution/management/contaminated-land/>

14.5 BIOSECURITY SURVEILLANCE PROGRAM

Objective Reference: A4057734

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

Responsible Officer: Graham Simpson, Group Manager Environment & Regulation

Report Author: Donna Wilson, Service Manager Compliance

Attachments: 1. Redlands Coast Biosecurity Surveillance Program 2018-2023 [↓](#)

PURPOSE

The purpose of this report is to seek Council approval to implement a Biosecurity Surveillance Program in accordance with the *Biosecurity Act 2014*. The program will enable Council to identify and respond to restricted and prohibited invasive Biosecurity Matter (pest plants and pest animals) on private and Council-owned parcels of land and water bodies. The specific Biosecurity Matter is identified in the Redlands Coast Biosecurity Plan 2018-2023.

BACKGROUND

Council adopted the Redlands Coast Biosecurity Plan 2018-2023 (Biosecurity Plan) and associated Action Plan on 12 December 2018 as part of supporting the delivery of Council's Natural Environment Policy POL-3128 and meeting the legislative requirement of the *Biosecurity Act 2014* (the Act).

The objective of the Biosecurity Plan is to provide clear guidelines on how Council can meet biosecurity obligations, inform the Redlands Coast community and manage invasive plants, pest fish and pest animals (Biosecurity Matter) in the local government area. The plan is aimed to achieve this by providing a strategic planning framework, bringing all sectors of the local community together to prioritise and commit to manage invasive plants, pest fish and pest animals.

The Biosecurity Plan and Action Plan is a significant component of delivering on Council's General Biosecurity Obligations (GBO) as a legal requirement under the Act. An ongoing and growing threat to the Redlands Coast environmental assets, community lifestyle, cultural heritage and agricultural production is the encroachment, spread and associated impacts from Biosecurity Matter. To ensure the healthy function and usability of our natural environment, community lifestyle and businesses, Council is focussed on ensuring Biosecurity Matters are adequately identified, managed, contained, reported and monitored.

ISSUES

Proposed Biosecurity Surveillance Program

Under the Act, managing Biosecurity Matter is everyone's responsibility, however, local government is responsible for direct landscape and strategic invasive pest management and significant enforcement activities.

It is noted that Action 7 of the Action Plan adopted with the Biosecurity Plan is to undertake a Biosecurity Surveillance Program as follows:

Undertake a systematic and targeted Biosecurity Surveillance Program (as defined in Chapter 9 of Biosecurity Act 2014) of private and public lands that identifies new pest incursions and confirms

existing pest species distributions (focusing on early detection of Prohibited Matter and incursions of high priority Restricted Matter pests).

As part of delivering on this action Council funded a Land Management Officer role in the 2019/2020 budget.

Section 48 of the Act states that the main purpose for local governments is to ensure that *Prohibited Invasive Biosecurity Matter* and *Restricted Invasive Biosecurity Matter* (defined invasive plants and invasive animals) are managed within the local government's area in compliance with the Act.

To facilitate this, the Act allows local governments to adopt a Biosecurity Surveillance Program to manage biosecurity risks within their local government area. This program can be used to monitor compliance with the Act; confirm the presence, absence, levels of extent of a Biosecurity Matter; and monitor the effectiveness of risk response measures by stakeholders.

Therefore, the purpose of the Biosecurity Surveillance Program will be to detect the presence of restricted and prohibited Biosecurity Matter in Redland City as prescribed under the Act and outlined in the Biosecurity Plan. The Biosecurity Surveillance Program will form part of Council's GBO and will assist landowners to meet their GBO through advice, education and enforcement activities.

Under section 235 of the Act, a Biosecurity Surveillance Program must be authorised and carried out by resolution of a local government. Section 261 of the Act provides authorised officers with the power to enter places and monitor compliance with the Act.

The proposed Redlands Coast Biosecurity Surveillance Program 2018-2023 is attached to this report (refer Attachment 1).

Inspections of Private Property

If the Biosecurity Surveillance Program is approved, inspections of privately-owned properties will occur between the hours of 8.00am and 5.00pm (Monday to Friday), otherwise at a mutually agreed time with the occupier.

An authorised officer will in the first instance, enter occupied land with the occupiers consent and enter unoccupied land under the power of entry provided by the Biosecurity Surveillance Program. Under the program, entry to occupied land will also be lawful without consent and can be enacted if attempts to gain access have been exhausted and an authorised officer deems it necessary to enter and inspect properties to monitor invasive Biosecurity Matter.

Places to be entered and inspected will include those previously infested and adjacent areas or where there is a reasonable belief that invasive Biosecurity Matter may exist.

Authorised officers may take samples of unknown plant species or suspected invasive Biosecurity Matter for identification using identification tools or by expert identification at the Queensland Herbarium.

If the authorised officer detects a Biosecurity Matter, the authorised officer may issue an advice letter or Biosecurity Order requiring reasonable action to be taken to control or manage the pest within a stated period. The advice letter will specify the type and location of the invasive Biosecurity Matter on the property and that the responsible person must take reasonable action to comply with the advice.

Should the responsible person not take the steps stated in the Biosecurity Order and Council is required to enter a place under section 263 of the Act to take those steps stated in the Biosecurity Order, the cost to Council is recoverable under Section 380 of the Act. If the costs incurred remain unpaid, they will be applied as a cost on the land under section 381 of the Act.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with *Section 48 of the Biosecurity Act 2014*, the main purpose for local government is to ensure the Prohibited Invasive Biosecurity Matter and Restricted Invasive Biosecurity Matter (defined invasive plants and invasive animals) are managed within the local government's area in compliance with the Act.

Council can enforce biosecurity requirements using provisions within the *Biosecurity Act 2014* and also has the ability to apply management options for localised invasive plants and pest animals as defined within *Local Law No. 3 (Community and Environment Management 2015)*.

Risk Management

Council will be strategically identifying properties for inspection or surveillance that have the highest risk of a biosecurity matter being present based on historical data, seasonal changes, outbreaks, known/reported infestations and customer requests. As part of Council's strategic forecasting for meeting expectations under the surveillance program, based on available resourcing it is anticipated that inspections will occur on approximately 600 properties per year largely those in high risk areas. Properties targeted will include both public and private land generally in close proximity to identified locations of invasive weeds, pest fish and pest animals.

Authorised officers under the program will be using a customer-focussed approach to obtaining entry to a property to review potential biosecurity matters. Officers will operate in accordance with relevant procedures to ensure cooperation with land owners is the cornerstone in assisting with meeting their GBO and ensuring sustainable biosecurity outcomes.

Failure to deliver the Biosecurity Surveillance Program could:

- Put at risk the control of invasive plants and animals throughout Redland City, causing environmental damage, loss of biodiversity and community amenity;
- Result in Council failing to meet its obligations under the Act to ensure prohibited and restricted matter is managed in accordance with the Act;
- Result in not meeting Council's Operational Plan and the commitments set out in the longer term Corporate and Community Plans for the Healthy Natural Environment outcomes.

Financial

Funding for a Land Management Officer was provided in Council's 2019/20 budget. Additional funding was also provided for strategic and targeted control of priority invasive plants on Council owned or managed land.

People

There are no identified implications.

Environmental

The Biosecurity Surveillance Program aims to identify prohibited and restricted Biosecurity Matter distributions, focusing on early detection of prohibited matter and incursions of high priority restricted matter. Environmental impacts from invasive plants, pest fish and pest animals may include:

- Outcompeting native species
- Degrading ecological values, water quality and natural habitats
- The introduction of disease

Social

The threat from Biosecurity Matter can impact the broader Redlands Coast community. A presence and increase of invasive plants, pest fish and pest animals will threaten the community values of Redlands Coast. Some of these threats include:

- Reduced function of open and natural spaces for recreation on land and in water;
- Impact to aesthetics of the region;
- Cause human and pet health issues;
- Impact property values;
- Cause traffic hazards;
- Reduced tourism and prevention of tourism growth;
- Increase cost of living.

Alignment with Council's Policy and Plans

Redland City Council Corporate Plan 2018-2023 establishes a commitment to promoting:

“A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems, will thrive through awareness, commitment and action in caring for the environment.

- 1.1. *Redlands’ natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.*
- 1.2. *Threatened species are maintained and protected, including the vulnerable koala species.*
- 1.3. *Community and private landholder stewardship of natural assets increases.*
- 1.4. *Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures”.*

Council’s Natural Environment Policy POL-3128 was adopted on 3 June 2015 with an objective of: *Our corporate decisions protect, enhance and restore the health and viability of the City’s natural values both on public and private lands and waterways for the benefit, use and lifestyle of current and future generations of our community.*

The Biosecurity Plan specifically delivers in implementing the second commitment of the Natural Environment Policy:

“Enhance and restore Council’s protected areas and strengthen the connections between core habitats through public open space plantings, pest management and appropriate street tree planting programs in accordance with SEQ Natural Resource Management targets.”

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Department of Agriculture and Fisheries	22 July - 9 August 2019	Feedback to proposed surveillance program
Environment Officer, Environment and Education Unit	19 July 2019	Reviewed and approved Redlands Coast biosecurity program in accordance with the Redlands Coast Biosecurity Plan

OPTIONS**Option One**

That Council resolves as follows:

1. That pursuant to section 235 of the *Biosecurity Act 2014* Council resolves to implement the Redlands Coast Biosecurity Surveillance Program 2018-2023, as attached to this report, to commence 1 October 2019 and conclude on 30 June 2023.
2. That Council advertises the Redlands Coast Biosecurity Surveillance Program 2019-2023 on Council's website and notify each government department or government owned corporation responsible for land in the area to which the Biosecurity Program relates, a minimum fourteen (14) days prior to its commencement.

Option Two

That Council resolves to only act on complaints received.

OFFICERS RECOMMENDATION

Moved by: Cr Paul Gollè

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. That pursuant to section 235 of the *Biosecurity Act 2014* Council resolves to implement the Redlands Coast Biosecurity Surveillance Program 2018-2023, as attached to this report, to commence 1 October 2019 and conclude on 30 June 2023.
2. That Council advertises the Redlands Coast Biosecurity Surveillance Program 2019-2023 on Council's website and notify each government department or government owned corporation responsible for land in the area to which the Biosecurity Program relates, a minimum fourteen (14) days prior to its commencement.

PROCEDURAL RESOLUTION 2019/316

Moved by: Cr Julie Talty

That the item lie on the table.

LOST 4/7

Crs Peter Mitchell, Julie Talty, Tracey Huges and Paul Gleeson voted FOR the motion.

Crs Karen Williams, Wendy Boglary, Paul Gollè, Lance Hewlett, Mark Edwards, Murray Elliott and Paul Bishop voted AGAINST the motion.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/317

Moved by: Cr Paul Gollè

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

- 1. That pursuant to section 235 of the Biosecurity Act 2014 Council resolves to implement the Redlands Coast Biosecurity Surveillance Program 2018-2023, as attached to this report, to commence 1 October 2019 and conclude on 30 June 2023.**
- 2. That Council advertises the Redlands Coast Biosecurity Surveillance Program 2019-2023 on Council's website and notify each government department or government owned corporation responsible for land in the area to which the Biosecurity Program relates, a minimum fourteen (14) days prior to its commencement.**

CARRIED 9/2

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Murray Elliott, Tracey Huges and Paul Bishop voted FOR the motion.

Crs Julie Talty and Paul Gleeson voted AGAINST the motion.



Redlands Coast Biosecurity Surveillance Program 2018-2023



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1. Biosecurity Program Name

1.1 Program Name

The surveillance program (biosecurity program) for invasive plants and animals that are restricted or prohibited matter will be known as the Redlands Coast Biosecurity Surveillance Program 2018 - 2023 (the Program).

The biosecurity matter to which the program relates is all invasive Biosecurity Matter as defined in section 48 (1) of the Act and that which are included in the Redlands Coast Biosecurity Plan 2018 – 2023.

2. Requirement for a Surveillance Program

2.1 Purpose and Rationale

The *Biosecurity Act 2014* (the Act) imposes an overarching general biosecurity obligation (GBO) on each person to manage biosecurity risks in their control and prevent biosecurity events from occurring. This preventative approach relies on everyone adopting a duty of care and implementing measures to prevent or minimise biosecurity risks, such as problems caused by invasive plants and animals.

The Redlands Coast Biosecurity Plan 2018 – 2023 (the plan) provides an extensive invasive biosecurity matter (invasive plants, pest fish and pest animals) list for Redlands Coast and assessed in order to prioritise invasive plants, pest fish and pest animals for strategic management objectives. The prioritisation and associated management objectives under the Redlands Coast Biosecurity Plan 2018-2023 has been separated into the mainland, Coochiemudlo Island, North Stradbroke Island (Minjerrabah) and the Southern Moreton Bay Islands, recognising the individual localised threats.

The prioritisation of invasive plants considered the likelihood of entry, the establishment or spread of the plant within the Redland City Council area. Each species was rated as either:

- 'High' – known to occur in Redland Coast',
- 'Medium' – high likelihood to enter and establish in Redlands Coast; or
- 'Low' – unlikely to enter and establish in Redlands Coast.

Section 233 of the Act provides for the establishment of surveillance programs. Surveillance programs are directed at any of the following—

- Monitoring compliance with the Act in relation to a particular matter to which the Act applies;
- Confirming the presence, or finding out the extent of the presence, in the State or the parts of the State to which the program applies, of the biosecurity matter to which the program relates;
- Confirming the absence, in the State or the parts of the State to which the program applies, of the biosecurity matter to which the program relates;
- Monitoring the effects of measures taken in response to a biosecurity risk;
- Monitoring compliance with requirements about prohibited matter or restricted matter;
- Monitoring levels of biosecurity matter or levels of biosecurity matter in a carrier.

The objectives of the program are to:

- Confirm the presence, and find out the extent of the presence in Queensland, of the prohibited matter or restricted matter to which the program relates;
- Confirm the absence in Queensland, of the prohibited matter to which the program relates;
- Monitor the effects of measures taken in response to a biosecurity risk posed by invasive biosecurity matter.

The program aims to meet its objectives through compliance activities that follow this priority system, responding to biosecurity issues proactively and reactively. Appendix one provides a detailed list of priority biosecurity matter covered by the program.

2.2 Measures that are required to achieve the purpose

The key activities undertaken by the Program include but are not limited to:

- Undertake inspections of public and private land to determine the presence, extent and risk posed by prohibited and restricted matter to which the program relates. Surveillance will be conducted by authorised persons onto a place to conduct visual inspections. Aerial survey by visual, photographic or electronic means using remote controlled unmanned aerial vehicles (UAV).
- Places to be entered and inspected will include those with, previously with or adjacent to infestations of biosecurity matter which the program relates and properties where there is a reasonable risk that biosecurity matter which the program relates may exist;
- Inspecting businesses, groups or individuals who are actively trading, giving away, selling or in any other way distributing biosecurity matter;
- Working in partnership with the Queensland Government on the reduction or eradication of certain species such as bitou bush.
- Provide information and advice to the property owner or occupier regarding the level of risk posed by identified biosecurity matter and appropriate control measures required to meet their biosecurity obligation.
- Monitor treatment programs and enforce compliance where necessary.

2.3 Powers of authorised persons

2.3.1 Entry of place

The Act provides that authorised officers appointed under the Act may, at reasonable times, enter a place situated in an area to which a biosecurity program applies, to take any action authorised by the biosecurity program¹. These activities must be done in a timely and efficient manner to ensure that the measures are as effective as possible. The Program will authorise entry into places to allow these measures to be undertaken.

¹ See section 261 (Power to enter a place under biosecurity program) of the Act

In accordance with the Act, a reasonable attempt will be made to locate an occupier² and obtain the occupier's consent to the entry prior to an authorised person entering a place to undertake activities under the Program. Nevertheless, an authorised person may enter the place if³—

- The authorised person is unable to locate an occupier after making a reasonable attempt to do so; or
- The occupier refuses to consent to the entry.

If after entering a place an authorised person finds an occupier present or the occupier refuses to consent to the entry—an authorised person will make reasonable attempts to produce an identity card for inspection and inform the occupier of the reason for entering and the authorisation under the Act to enter without the permission of the occupier. An authorised person under the biosecurity program must make a reasonable attempt to inform the occupier of any steps taken, or to be taken, and if steps have been taken or are to be taken, that it is an offence to do anything that interferes with a step taken or to be taken.

An authorised person must leave a notice in a conspicuous position and in a reasonably secure way. This notice must state the date and time of entry, information addressing the reason for entry, authorisation to enter a place and the steps undertaken by the authorised person after entry.

Inspections of privately-owned properties will occur between the hours of 8.00am and 5.00pm (Monday – Friday), otherwise at a mutually agreed time with the occupier.

Authorised officers will in the first instance, enter occupied land with the occupiers consent and enter unoccupied land under the power of entry provided by this Biosecurity Surveillance Program. Under the program, entry to occupied land will also be lawful without consent and can be effected as authorised persons deem necessary.

2.3.2 Power to carry out aerial control measures

The power to carry out aerial control measures is authorised by a biosecurity program under the Act⁴. This means that an authorised person may carry out, or direct another person to carry out, the aerial control measure for biosecurity matter covered under the program in relation to a place to which the program relates.

2.3.3 Obligations

A person must not interfere with the authorised person's surveillance of land whilst they are confirming the absence, presence, or extent of biosecurity matter identified in this program.

² The Act defines an *occupier*, of a place, generally to include the person who apparently occupies the place (or, if more than 1 person apparently occupies the place, any of the persons; any person at the place who is apparently acting with the authority of a person who apparently occupies the place; or if no-one apparently occupies the place, any person who is an owner of the place.

³ See section 270 (Entry of place under sections 261 and 262) of the Act

⁴ See section 294 (Power to carry out aerial control measures under biosecurity program) of the Act. Section 294(6) of the Act defines *aerial control measure*, for biosecurity matter, to mean an activity, done from the air by an airborne machine or a person in an aircraft, to achieve a purpose of a biosecurity program and includes the following-

- Surveying and monitoring the biosecurity matter,
- Distributing an agricultural chemical to control the biosecurity matter

2.3.4 General powers of authorised officers

Nothing in the program or its associated authorisation limits the powers of authorised person under Chapter 10 of the Act.

2.4 Consultation

Consultation was undertaken with the Department of Agriculture and Fisheries as required by section 239 (2) of the *Biosecurity Act 2014*.

3. Authorisation of a surveillance program in Redlands Coast

Redland City Council acting pursuant to section 235 of the *Biosecurity Act 2014* (the Act), authorise the Redlands Coast Biosecurity surveillance program for biosecurity matter 2018 – 2023, that are listed in appendix one, on the basis that;

- Invasive biosecurity matter identified in appendix one poses a biosecurity risk to the Redland City Council area;
- Surveillance activities are required to determine the extent of the presence or absence of the invasive biosecurity matter identified in appendix one;
- Surveillance activities are required to monitor compliance with the Act in relation to biosecurity matter identified in appendix one.

As passed by Council resolution 11 September 2019.

3.1 Biosecurity matter

The biosecurity matter to which the program relates is all biosecurity matter as defined in section 48(1) of the Act.

3.2 Purpose of the Program

The purpose of the Program is to:

- Confirm or monitor the extent of the presence of all invasive pest plants, pest fish and animals which are prohibited or restricted matter to which the program relates;
- Confirm the absence in the Redland City Council area, of the prohibited and restricted matter to which the program relates;
- Confirm or monitor the extent of the presence of priority invasive pest plants, pest fish and pest animals which are prohibited or restricted biosecurity matter identified in the Redlands Coast Biosecurity Plan 2018-2023;

3.3 Area affected by the program

The program will apply to the Redland City Council local government area. The program will focus on properties adjacent to infestations of biosecurity matter which the program relates and properties where there is a reasonable risk that biosecurity matter which the program relates may exist. Prioritisation will be based on historical data, seasonal changes, outbreaks, known/reported infestations and customer requests.

3.4 Powers of authorised persons

An authorised person appointed under the *Biosecurity Act 2014*, may enter a place – other than a residence⁵ – without a warrant and without the occupier's consent⁶.

An authorised person can exercise the powers of an authorised person under the Act in relation to the program, if the authorised person is appointed by the Chief Executive Officer of Redland City Council⁷. An authorised person has general powers after entering a place to do any of the following⁸:

- An authorised person may make a requirement (a **help requirement**) of an occupier of the place or a person at the place to give the authorised person reasonable help to exercise a general power;
- An authorised person may carry out, or direct another person to carry out, aerial control measures for invasive biosecurity matter which the program relates in relation to a place. Under the program these measures include surveillance by visual, photographic or electronic observations of the place. This surveillance may be undertaken by manned aeroplanes or helicopters or un-manned aerial vehicles (UAV's).

⁵ The Act defines a *residence* to mean a premises or a part of a premises that is a residence with the meaning of section 259(2) and 259(3)

⁶ See section 259 and 260 (General powers to enter places) and (Power to enter place to ascertain if biosecurity risk exists) of the Act

⁷ See section 255(3) (Powers of particular authorised officers limited) of the Act

⁸ See section 296 (General powers) of the Act

Summary of an authorised person's general powers after entering a place⁹ are detailed in Table 1:

Measures an authorised person may take under the program are detailed in Table 2:

Table 1

General powers in the Act
Search any part of the place
Inspect ¹⁰ , examine ¹¹ , or film ¹² any part of the place or anything at the place
Take for examination a thing, or a sample of or from a thing, at the place
Place an identifying mark in or on anything at the place
Place a sign or notice at the place
Produce an image or writing at the place from an electronic document or, to the extent it is not practicable, take a thing containing an electronic document to another place to produce an image or writing
Take to, into or onto the place and use any person, detection animal, equipment and materials the authorised person reasonably requires for exercising the authorised person's powers under this division
Destroy biosecurity matter or a carrier if the authorised person believes on reasonable grounds the biosecurity matter or carrier presents a significant biosecurity risk; and the owner of the biosecurity matter or carrier consents to its destruction
Remain at the place for the time necessary to achieve the purpose of the entry
The authorised person may take a necessary step to allow the exercise of a general power
If the authorised person takes a document from the place to copy it, the authorised person must copy and return the document to the place as soon as practicable
If the authorised person takes from the place an article or device reasonably capable of producing a document from an electronic document to produce the document, the authorised person must produce the document and return the article or device to the place as soon as practicable.

⁹ See section 296 (General powers) of the Act

¹⁰ Section 296(5) defines *inspect*, a thing, to include open the thing and examine its contents

¹¹ Section 296(5) defines *examine* to include analyse, test, account, measure, weigh, grade, gauge and identify

¹² Section 296(5) defines *film* to include photograph, videotape and record an image in another way

Table 2

Measures an authorised person may take under the program
Direct an occupier of the place to take reasonable steps within a reasonable time to remove or eradicate the biosecurity matter to which the program relates
Searching a place to check for the presence or absence of biosecurity matter to which the program relates
Inspect, examine and film to assist with tracing of carriers to and from a place
Take samples for the purposes of diagnostic analysis, to ascertain the presence or absence of biosecurity matter to which the program relates
Identify carriers such as vehicles or machinery with tags, notices, flags or signs for any purpose consistent with the program
Produce a written and/or electronic note(s) to support program activities
Taking GPS coordinates to ensure accuracy of location details of carriers or biosecurity matter to which the program relates
Take a document such as property biosecurity plan that is relevant to the objectives of the program

3.5 Obligations imposed on a person under the program

The following obligations may be imposed on a person who is an occupier of a place to which the program relates:

- Allow access to the property to survey for biosecurity matter covered in the program in accordance with provisions/requirements under the Act.
- The owner or occupier of a property may be served with an advisory letter or Biosecurity Order to undertake control measures to reduce the impact of restricted matter

3.6 Commencement and duration of the program

The program will begin on 1 October 2019 and will continue until 30 June 2023. The duration of the program is considered to be reasonably necessary to achieve the program's purpose.

3.7 Consultation with relevant parties

As required by the Act¹³, Council will consult, prior to the authorisation of the program, with the Director General, Queensland Government Department of Agriculture and Fisheries.

¹³ See section 239 (Consultation about proposed biosecurity program) of the Act

3.8 Notification of relevant parties of requirements

As required by the Act¹⁴, public notice of the program 14 days before the program starts will be given by:

- Email to each government department or government owned corporation responsible for land in the area to which the program relates; and
- Publishing the notice on the Council's website; and
- Publishing the notice in the local newspaper for the local government area

¹⁴ See section 240 (Notice of proposed biosecurity program) of the Act

Appendix One – Biosecurity matter covered by this program

The Program relates to all restricted and prohibited invasive biosecurity matter as defined in section 48(1) of the Act but will specifically target high priority restricted and prohibited matter as identified in the Redlands Coast Biosecurity Plan 2018-2023 and outlined in Table A and Table B below.

Table A Priority invasive plants for the Redland City Council Surveillance Program

Common name plant species	Biosecurity Matter status	Flowering Time	Best treatment time	Priority Level	Objective
African boxthorn, boxthorn	Restricted – Category 3	Anytime	February - May	High	Eradicate
Blackberry	Restricted – Category 3	November - January	June - August	High	Eradicate
Cabomba, fanwort, carolina watershield, fish grass, washington grass, watershield, carolina fanwort, common cabomba	Restricted – Category 3	Anytime	Anytime	High	Eradicate
Chilean needle grass	Restricted – Category 3	March, April, May, September, October, November	Anytime	High	Eradicate
Hymenachne, olive hymenachne, water stargrass, West Indian grass, West Indian marsh grass	Restricted – Category 3	April - June	December – February	High	Eradicate
Parthenium weed, bitter weed, carrot grass, false ragweed	Restricted – Category 3	Anytime	June - August	High	Eradicate
Willows except weeping willow, pussy willow and sterile pussy willow	Restricted – Category 3	Anytime	Anytime	High	Eradicate
Golden bristle cactus or Bunny ears	Restricted – Category 3	Anytime	Anytime	High	Eradicate
Harungana	Restricted – Category 3	September - February	June - August	High	Eradicate
Kudzu	Restricted – Category 3	Anytime	Anytime	High	Eradicate
Mexican feather grass	Restricted – Category 3	August - February	June - August	High	Eradicate

Yellow ginger	Restricted – Category 3	Anytime	Anytime	High	Eradicate
Bitou bush	Restricted – Category 5	May - July	December - May	High	Eradicate
Prickly Pear	Restricted – Category 3	September - November	March - August	High	Contain
Groundsel Bush	Restricted – Category 3	March - April	December – May	High	Contain
Senegal Tea	Restricted – Category 3	September – February	June - August	High	Contain
Cat's claw	Restricted – Category 3	September – February	March - August	High	Contain
White Ginger	Restricted – Category 3	December - May	September – February	High	Contain
Dutchmans Pipe	Restricted – Category 3	December - February	Anytime	High	Contain
Sagittaria	Restricted – Category 3	March, April, May, September, October, November	September - February	High	Contain
Firewood	Restricted – Category 3	March - June	December - May	High	Asset protection
Salvinia	Prohibited/ Restricted – Category 3	Anytime	Anytime (Biological control by weevil in Summer)	High	Asset protection
Water lettuce	Restricted – Category 3	December - May	June - August	High	Asset protection
Water hyacinth	Restricted – Category 3	September - February	June - August	High	Asset protection
Annual ragweed	Restricted – Category 3	December - February	June - November	High	Asset protection
Madeira Vine	Restricted – Category 3	December - April	June - November	High	Asset protection
Mother of Millions	Restricted – Category 3	May - October	December - February	High	Asset protection

Table B Priority biosecurity matter – invasive animals for the Redlands Coast Surveillance Program

Common name plant species	Biosecurity Matter status	Best treatment time	Objective
European fox	Restricted matter	All year	Containment
Feral Pig	Restricted matter	All year	Containment
Dog (wild)	Restricted matter	All year	Prevention
European rabbit	Restricted matter	All year	Prevention
Red-eared slider turtle	Restricted matter	All year	Prevention
Feral goat	Restricted matter	All year	Prevention

The Biosecurity Plan and the surveillance program will be available on Council's webpage and available for inspection at any Redland City Council customer service centre.

For more information

P 3829 8999
W www.redland.qld.gov.au



15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTION

Nil

17 NOTICES OF MOTION**17.1 CR MARK EDWARDS – SOUTHEN MORETON BAY ISLANDS (SMBI) ON-SITE WASTEWATER SYSTEMS****COUNCIL RESOLUTION 2019/318**

Moved by: Cr Mark Edwards

Seconded by: Cr Julie Talty

That Council resolves as follows:

1. That officers update the 2011 report “Sustainability Study into the on-site wastewater system the Southern Moreton Bay Islands”.
2. To investigate reticulated sewerage options, infrastructure locations, model delivery timeframe and prepare financial modelling forecasts.
3. To deliver a workshop with the above information to Councillors in the second half of the year 2020.
4. Not to implement any changes to the current analytics in assessing advanced secondary septic applications without prior briefing to Councillors at a workshop.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

18 URGENT BUSINESS WITHOUT NOTICE

Nil

19 CONFIDENTIAL ITEMS**MOTION TO MOVE INTO CLOSED SESSION AT 12.00PM****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/319**

Moved by: Cr Julie Talty

Seconded by: Cr Tracey Huges

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

19.1 Rebate of Rates and Charges That Have Not Been Paid After Sale of Land Auction

This matter is considered to be confidential under Section 275(1)(d) 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 rating concessions.

19.2 Delegated Authority - Provision of a preferred supplier for banking and bill payment services

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.

19.3 Term Lease - 21A Emmett Drive Cleveland

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 City Plan Major Amendment: South West Victoria Point Structure Plan

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.

19.5 Double Jump Road, Victoria Point - Three (3) into three (3) lot boundary realignment

This matter is considered to be confidential under Section 275(1)(g) 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 any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

CARRIED 9/2

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Crs Paul Gollè and Murray Elliott voted AGAINST the motion.

MOTION TO MOVE OUT OF CLOSED SESSION AT 12.23PM

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/320

Moved by: Cr Murray Elliott

Seconded by: Cr Julie Talty

That Council moves out of Closed Council into Open Council.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

19.1 REBATE OF RATES AND CHARGES THAT HAVE NOT BEEN PAID AFTER SALE OF LAND AUCTION

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/321

Moved by: Cr Murray Elliott

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. To grant a rebate to the stated ratepayers detailed in Table 1 of this report pursuant to Section 121(a) of the Local Government Regulation 2012.
2. That this report remains confidential in accordance with sections 171(3) and 200(5) of the Local Government Act 2009 and remains confidential unless Council decides otherwise by resolution, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

19.2 DELEGATED AUTHORITY - PROVISION OF A PREFERRED SUPPLIER FOR BANKING AND BILL PAYMENT SERVICES**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/322**

Moved by: Cr Murray Elliott

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer, under section 257(1)(b) of the Local Government Act 2009, to enter into a Provision of Banking and Bill Payment Services Contract over \$2,000,000 with the preferred tenderer and to negotiate, make, vary and discharge the contract BT-1819-FNS in accordance with the agreed contract terms and conditions.
2. That this report remains confidential until a contract is executed, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

19.3 TERM LEASE - 21A EMMETT DRIVE CLEVELAND**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/323**

Moved by: Cr Peter Mitchell

Seconded by: Cr Julie Talty

That Council resolves as follows:

1. That the premises are surplus to Council requirements.
2. That the land lease should not be renewed.
3. That this report and attachment remain confidential, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence.

CARRIED 9/2

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott and Tracey Huges voted FOR the motion.

Crs Paul Gleeson and Paul Bishop voted AGAINST the motion.

19.4 CITY PLAN MAJOR AMENDMENT: SOUTH WEST VICTORIA POINT STRUCTURE PLAN

This item was withdrawn from the agenda. Item 10.2 refers.

19.5 DOUBLE JUMP ROAD, VICTORIA POINT - THREE (3) INTO THREE (3) LOT BOUNDARY REALIGNMENT**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To adopt the Officer's recommendation to refuse the application on the grounds below:
 - a) Land use intent
 - i) Overall outcomes of the emerging community zone code seek to ensure that structure planning of the area within the zone is undertaken in advance of any reconfiguration or development for urban purposes. Further, interim development is not to compromise or constrain the potential for well-designed future urban communities, and is to maximise the retention of natural habitat areas and corridors and provide effective buffers to wetlands and waterways.
 - ii) In lieu of a structure plan having been developed for the area, it is considered that the proposed boundary realignment would compromise and constrain the potential for a well-designed urban community and prejudice the provision of a primary ecological corridor through the site. The proposed boundary realignment does not therefore meet performance outcomes PO5 and PO13 and overall outcomes (2) (a), (b), (f), (h), (i) and (j) of the emerging community zone code and overall outcomes (1) and (2) (a) of the reconfiguring a lot code of the City Plan.
 - b) Environmental values
 - i) The proposed boundary realignment may prejudice the ability of a future ecological corridor to be provided through the subject site, should it be required as part of the structure planning work being undertaken by Council. Should a dwelling house be constructed on proposed Lot 22 in particular, this may impact on the ability of the corridor to effectively perform and function as an active movement corridor. Consequently the proposal is considered to conflict with performance outcomes PO3, PO13, PO14 and PO15 and overall outcomes (d) and (e) of the environmental significance overlay code in the City Plan.
 - c) Fragmentation of land
 - i) The proposed boundary realignment will result in the fragmentation of rural land by significantly reducing the lot size. Consequently, the proposal is considered to be inconsistent with overall outcome (2)(a) of the rural non-urban zone code, and overall outcomes (2)(j) & (2)(n) and specific outcomes S1.6 (3) and S2.7 of the reconfiguration code, which seek to ensure rural land parcels are not further fragmented so that they can facilitate the uses expected in the zone, being those that promote productive rural activities.
2. To maintain this report as confidential until the latter of the following occurs:
 - (a) Completion of the contract(s) between the landowners of the subject lots.
 - (b) Commencement of public notification for a major amendment to the City Plan for the South-west Victoria Point structure plan area.

COUNCIL RESOLUTION 2019/324

Moved by: Cr Julie Talty
 Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. To issue a development permit for reconfiguring a lot on land at 36 – 44 Double Jump Road, formally described as Lot 3 on RP 148004, Lot 7 on RP 57455 and Lot 2 RP 169475 for the purposes of a three (3) into three (3) lot boundary realignment, subject to conditions outlined in additional Attachment 7.
2. To maintain this report as confidential until the latter of the following occurs
 - (a) Completion of the contract(s) between the landowners of the subject lots.
 - (b) Commencement of public notification for a major amendment to the City Plan for the South-west Victoria Point structure plan area

Reason

The request to realign the boundary is reasonable and will not result in any greater number of lots.

The potential for the land owners to build a home on the site is reasonable and is a right that they already have and will not be extinguished by Council's decision today.

The impacts from any decision that may come in the future to build a home on this site can be managed by the conditions placed upon the approval today including a building envelope that provides that all structures must be located within the already cleared area on proposed lot 22 and that overlays will continue to manage impacts upon the waterway.

It is considered there are relevant matters in the assessment of the development application. Accordingly an approval is appropriate in accordance with s.60(2)(b) of the *Planning Act 2016*.

CARRIED 7/4

Crs Karen Williams, Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Tracey Huges and Paul Gleeson voted FOR the motion.

Crs Wendy Boglary, Lance Hewlett, Murray Elliott and Paul Bishop voted AGAINST the motion.

20 MEETING CLOSURE

The Meeting closed at 12.25pm.

The minutes of this meeting were confirmed at the General Meeting held on 9 October 2019.

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CHAIRPERSON