

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 4 December 2019
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

1	Declaration of Opening	1
2	Record of Attendance and Leave of Absence	1
3	Devotional Segment	1
4	Recognition of Achievement	1
5	Receipt and Confirmation of Minutes	1
6	Matters Outstanding	1
6.1	Opportunity to Participate in a Joint Local Government Activity – Regional Approach to Waste and Resource Management	1
6.2	Southern Moreton Bay Islands (SMBI) Passenger Ferry Terminal Upgrade	2
6.3	Notice of Motion from Cr Edwards Regarding SMBI Road Sealing	3
6.4	Mayoral Minute Report Reviewing the Future Operations of Redland Investment Corporation Pty Ltd (RIC)	3
7	Mayoral Minute	3
8	Public Participation	3
9	Petitions and Presentations	4
10	Motion to Alter the Order of Business	4
11	Declaration of Material Personal Interest or Conflict of Interest on any Items of Business	4
12	Reports from the Office of the CEO	6
13	Reports from Organisational Services	7
13.1	Operational Plan Quarterly Performance Report September 2019	7
14	Reports from Community & Customer Services	33
14.1	Decisions Made under Delegated Authority for Category 1, 2 and 3 Development Applications	33
14.2	List of Development and Planning Related Court Matters as at 21 November 2019	41
14.3	Mosquito Management Action Plan 2019-2024	46
14.4	RAL19/0061 - 275-495 Serpentine Creek Road, Redland Bay.....	82
14.5	Superseded Planning Scheme Request at 2-4 Coinda Street, Wellington Point SPS19/0016.....	150
	Adverse Planning Change Consideration	157
15	Reports from Infrastructure & Operations	158
15.1	2019-2020 Register of Fees Amendment - City Sport & Venues - Venue Hire Fees.....	158
16	Notices of Intention to Repeal or Amend a Resolution	164

17 Notices of Motion 164

18 Urgent Business Without Notice..... 164

19 Confidential Items 165

 19.1 Renewal of Lease - Cleveland Library Building Cafe..... 165

20 Meeting Closure 165

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 20 November 2019

6 MATTERS OUTSTANDING

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 NOTICE OF MOTION FROM CR EDWARDS REGARDING SMBI ROAD SEALING

At the General Meeting 9 October 2019 (Item 17.1 refers), Council resolved as follows:

That Council resolve as follows:

1. *That officers prepare a report analysing the unsealed roads on the Southern Moreton Bay Islands, and that the report includes:*
 - a) *Cost to seal all the island roads that have residential properties.*
 - b) *The current operational costs to maintain the unsealed roads.*
 - c) *The projected operational cost savings to Council if the roads were sealed.*
 - d) *The current health and social impacts to residents currently living on unsealed roads.*
 - e) *The environmental benefits in sealing the roads including the surrounding water ways due to reduced sediment outflows.*
 - f) *A map indicating the Road Seal Program.*
2. *To deliver a workshop with the above information to Councillors within 60 days of this motion.*
3. *That the report is made available to the public.*

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

6.4 MAYORAL MINUTE REPORT REVIEWING THE FUTURE OPERATIONS OF REDLAND INVESTMENT CORPORATION PTY LTD (RIC)

At the General Meeting 23 October 2019 (Item 7.1 refers), Council resolved as follows:

That Council resolve as follows:

That the Chief Executive Officer prepare a report to Council reviewing the options for the future operations of the Redland Investment Corporation (RIC) for the consideration of a Council after the next quadrennial election in 2020 and prior to the Special Budget meeting of 2020.

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

7 MAYORAL MINUTE

In accordance with s.6.9 of POL-3127 Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

8 PUBLIC PARTICIPATION

In accordance with s.6.10 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.

3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting; and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

10 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

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

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

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*

- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

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

Record of material personal interest

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

- (a) the name of the councillor who has the material personal interest in the matter;*
- (b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*
- (c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.*

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

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

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

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

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

Record of conflict of interest

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

- (a) the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;*
- (b) the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;*

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

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

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

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

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

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

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

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

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

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

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT SEPTEMBER 2019

Objective Reference:

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 September 2019

PURPOSE

This report provides an update on the overall progress of the Operational Plan 2019-2020 from 1 July to 30 September 2019.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an operational plan each year. The Operational Plan 2019-2020 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

A minor amendment will be made to Outcome 8.5 in the Operational Plan 2019-2020 as it is currently inconsistent with the Corporate Plan 2018-2023. No changes are required to the significant activity.

Operational Plan 2019-2020	Corporate Plan 2018-2023
8.5 Continue to provide opportunities for the community to actively and meaningfully participate in Council's decision making.	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.

The Operational Plan Quarterly Performance Report September 2019 defines 71 significant activities that Council plans to undertake during the year. Table 1 details the status of planned activities undertaken in quarter one.

The attached Operational Plan Quarterly Performance Report September 2019 provides a status update and comment summarising overall progress for each of the 71 significant activities in quarter one. The information in the report has been provided by the responsible departments for each significant activity.

Of the 71 significant activities, 70 are on track, and 1 is being monitored but still expected to be delivered. The activity being monitored is:

5.2.4 – Develop a master plan for the Redland Aquatic Precinct Redevelopment.

Status of significant activities in the Operational Plan 2019-2020	
On Track	70
Monitor	1
Total	71

Table 1

Carried forward significant activity

One significant activity has been carried forward from the 2018-2019 Operational Plan. This activity will be monitored through the Operational Plan Quarterly Performance Report.

Significant activity carried forward from the Operational Plan 2018-2019	Status
5.2.5 – Plan for future use of surplus commonwealth land at Birkdale	On Track

SUMMARY

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

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2019-2020 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 2019-2020 is funded from the 2019-2020 Annual Budget.

People

Significant activities listed in the Operational Plan 2019-2020 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 2019-2020 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 2019-2020 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 2019-2020 outlines planned significant activities against the eight key outcomes in the Corporate Plan 2018-2023. 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	September 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Organisational Services General Manager Organisational Services	September 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Community and Customer Services General Manager Community and Customer Services	September 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Infrastructure and Operations General Manager Infrastructure and Operations	September 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Redland Investment Corporation (RIC) Chief Executive Officer - RIC Communications Specialist - RIC	September 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.

OPTIONS

Option One

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

Option Two

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

OFFICER'S RECOMMENDATION

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



Operational Plan 2019 - 2020

July to September 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.



Economic Development - Building a strong, connected economy while creating more jobs

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.



Branding Identity - Creating a shared identity for the city

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.



City Planning - Planning for future growth and change to improve liveability

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.



Transport and Connectivity - Creating more travel options and continuing to tackle urban congestion

Council will plan and advocate for a safe, accessible and integrated transport network that connects our mainland and island communities to the broader region.



Sport, Education and the Arts - Creating active, healthy lifestyles and learning opportunities

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.

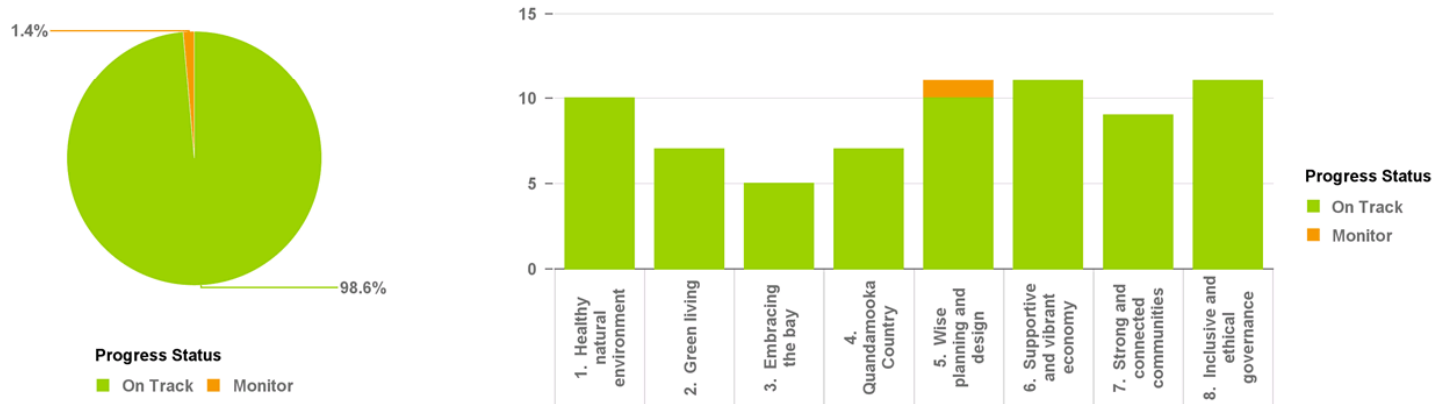


A Smart City - Positioning Redlands Coast as a smart innovative city

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.

Vision Outcome – Quarter Summary

Vision Outcome	On Track	Monitor	Total
1 Healthy natural environment	10	0	10
2 Green living	7	0	7
3 Embracing the bay	5	0	5
4 Quandamooka Country	7	0	7
5 Wise planning and design	10	1	11
6 Supportive and vibrant economy	11	0	11
7 Strong and connected communities	9	0	9
8 Inclusive and ethical governance	11	0	11
Total	70	1	71

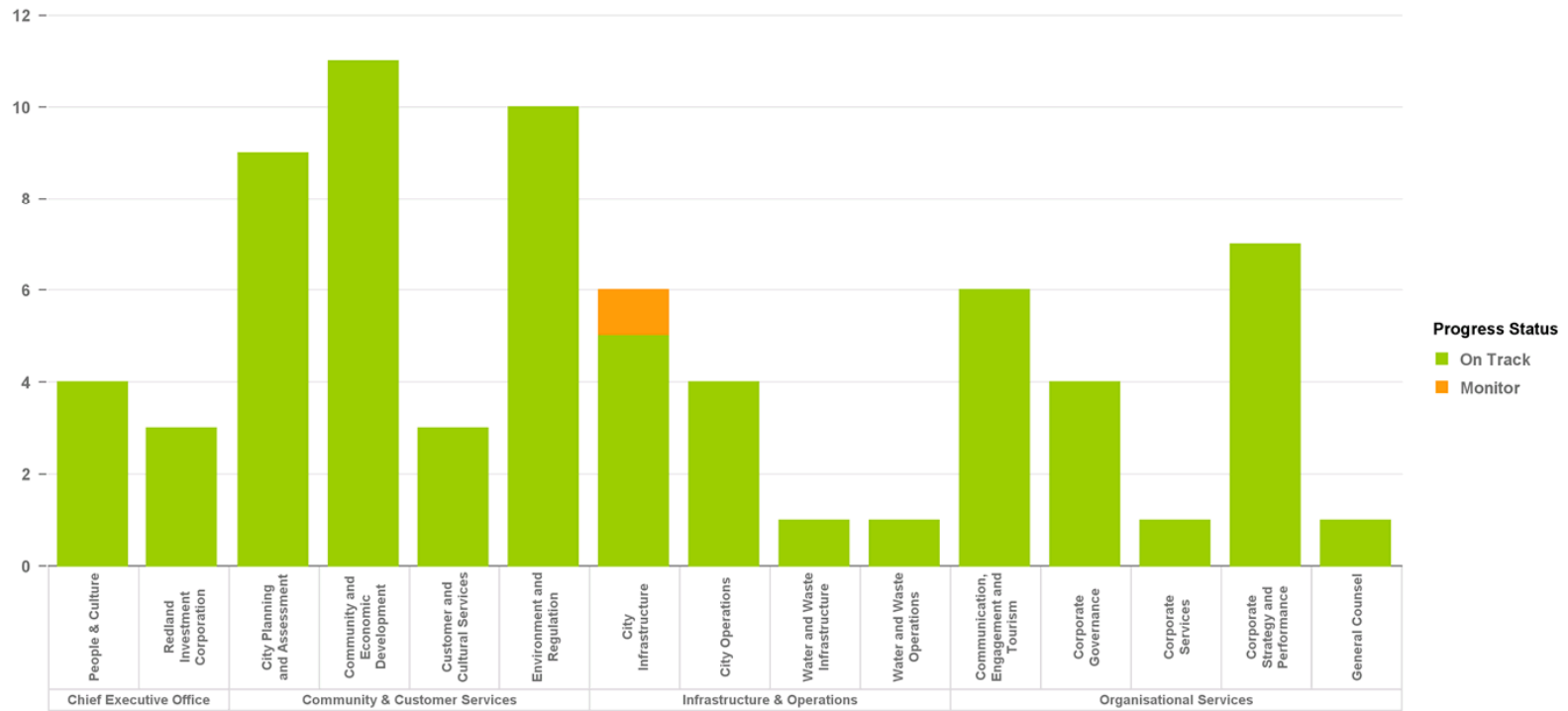


- On Track** The significant activity is progressing on time and on budget and is on track for delivery.
- Monitor** There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered.
- Complete** The significant activity has been delivered.
- Concern** There are significant delays or budget issues and it is unlikely that the significant activity will be delivered.
- Cancelled** The significant activity has been cancelled.

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Organisational Performance – Quarter Summary

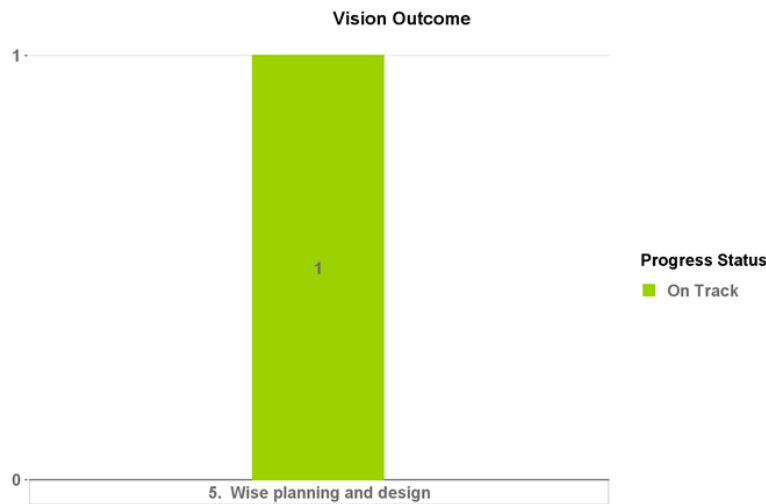
Department	On Track	Monitor	Total
Chief Executive Office	4	0	4
Community & Customer Services	36	0	36
Infrastructure & Operations	11	1	12
Organisational Services	19	0	19
Total	70	1	71



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Carried Forward – Quarter Summary Activities from Operational Plan 2018-2019

Vision Outcome	On Track	Total
5 Wise planning and design	1	1
Total	1	1



- On Track** The significant activity is progressing on time and on budget and is on track for delivery.
- 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 to improve conservation management and protect natural assets.	1.1.1	Infrastructure & Operations	On Track	Planning for over 250 weed control projects has now been completed. This included a focus on Council's priority catchments including Hilliards, Eprapah, Coolwypin, Moogurrupum, Native Dog and Tarradarrapin Creek. There have been two revegetation projects undertaken between July and September totalling 1,650 plants. Planting was reduced due to the very dry weather conditions.	
Provide clear guidelines on how Council will meet its biosecurity obligations, inform the community and manage invasive plants, pest fish and pest animals under the Redlands Coast Biosecurity Plan 2018-2023.	1.1.2	Community & Customer Services	On Track	<p>The Biosecurity Surveillance Program 2019-2023 was approved by Council on 11 September 2019 and commenced on 10 October 2019. The program allows Council to manage restricted and prohibited biosecurity matter identified in the city.</p> <p>In relation to responsible domestic animal ownership, 1,082 complaints were received and investigated during July to September 2019. Of the 33,706 registered animals in the city, 86% are micro-chipped and 87% are desexed. One micro-chipping event for domestic animals was held on Russell Island in September 2019.</p> <p>Trees for Weeds, an exchange of priority weeds for trees, was held on the Southern Moreton Bay Islands and mainland in September 2019.</p> <p>Information relating to illegal dumping of biosecurity matter was included in the RedWaste webpage.</p> <p>The Redland Biosecurity Working Group meeting was held with representatives in attendance from Redland City Council, Biosecurity Queensland, Healthy Land and Water, Brisbane City Council and City of Gold Coast. Discussions identified priority weed species for the area, and an update about bitou bush eradication on North Stradbroke Island. Regional biosecurity meetings were attended by Council officers.</p> <p>Council received and investigated 20 complaints relating to pest animals.</p> <p>A Geographical Information System has been developed and is being used in conjunction with the Biosecurity Surveillance program to map restricted and prohibited biosecurity matter as well as high priority invasive plant, pest fish and pest animal locations.</p>	
Geographically identify and provide priority actions for the management, enhancement and protection of core wildlife habitat and facilitate improved connection of wildlife corridors in alignment with the Wildlife Connections Action Plan 2018-2023.	1.1.3	Community & Customer Services	On Track	Draft mapping has been produced to assist in identifying high, medium and low priority areas identified in the Wildlife Connections Action Plan 2018-2023, Koala Conservation Strategy 2016 and Redlands Coast Biosecurity Plan 2018-2023. Consultation with Council officers has resulted in identification of an improved focus for a strategic planning mapping tool to be used for operational field works. Key parameters considered for the mapping from the Wildlife Connections Action Plan 2018-2023 include habitat, infrastructure (major road barriers), fauna population and a combination of connectivity and weed incursion. Fire management is also being incorporated into the mapping.	

11/11/19 2:05:19 PM

Page 1 of 18

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Conduct erosion and sediment control regulation to minimise environmental impacts from approved development activities.	1.1.4	Community & Customer Services	On Track	Council's Erosion and Sediment Control officers have continued to ensure improved management practices through regular compliance monitoring and enforcement activities, focusing on the reduction of potential impacts associated with approved developments. A proactive compliance monitoring program has continued to monitor ongoing compliance across the city's major developments, with the aim of improving and promoting the adoption of best practice erosion and sediment control. Officers have responded to 104 customer requests and have conducted 416 site inspections during July to September.	
Continue implementing a program to plant one million native plants across Redlands Coast by 2026.	1.1.5	Infrastructure & Operations	On Track	With the extremely dry conditions the focus of the One Million Plant Project is the survival and integrity of the works that have been completed to date. The planting total since the beginning of the project in July 2016 is 294,437 plants. Planting total for 2018-2019 was 103,069. Planting total for July to September quarter to date is 4,230.	
Implement management actions for a viable koala population and to conserve and manage suitable habitat in accordance with the Koala Conservation Action Plan 2016-2021.	1.2.1	Community & Customer Services	On Track	<p>The Koalas in Design Project was completed in September 2019 with an awards ceremony attended by the Mayor. First prize was awarded to Wellington Point State High School for the design of a koala sculpture that doubles as a 'selfie' seat for community interaction. The prize also included a fully-funded Artist in Residence Program facilitated by Redland Performing Arts Centre in 2020.</p> <p>A community koala awareness campaign to coincide with breeding and dispersal season commenced. Media and advertising was developed for the campaign that included use of billboards, cinema advertising, buses, bus shelters and social media platforms such as YouTube, Instagram and Facebook. The advertising will run from September to the end of December 2019. The campaign has two delivery targets:</p> <ol style="list-style-type: none"> 1. Continue to provide awareness and education on threats related to koalas to the broader community. 2. Communication specifically directed at men aged 45 years and above, and the younger demographic aged 12 - 24 years. <p>Regular updates continued to be provided on social media about the progress of the Ormiston Koala Monitoring Research Project.</p> <p>One new property has joined the Koala Conservation Action Program (KCAP), which now includes up to 91 properties and 33 revisits to existing KCAP properties. A total of 32 koala habitat trees were provided to property owners in the environmental partnerships programs this quarter.</p>	
Enhance community education, awareness and involvement in environmental and wildlife management.	1.2.2	Community & Customer Services	On Track	<p>Council's Environment and Education Unit continued to deliver the community education program while the IndigiScapes Centre is closed. Eight workshops were delivered via the IndigiScapes Native Nursery and Trees for Weeds events. The workshops were held on both the Southern Moreton Bay Islands and the mainland, with a combined total of approximately 400 attendees.</p> <p>Workshops focused on flora and fauna management. Topics included Backyard Wildlife Havens, National Tree Day, Fauna Detectives Workshop, Bee Workshop (session 1), Native Bee Workshop (session 2), Trees for Weeds (mainland), Trees for Weeds (islands), and Koalas in Design Art Challenge awards.</p> <p>The IndigiScapes Newsletter was issued to more than 2,000 recipients along with weekly social media updates on relevant and emerging environmental considerations.</p> <p>Council's environmental extension officers hosted the attendance of students to the IndigiScapes native botanical gardens and in classroom visits to a combined total of 19 schools during July to September.</p> <p>The IndigiScapes construction contractor and the Environment and Education Team jointly hosted a site visit to the IndigiScapes construction site from the Springfield Hymba Yumba Independent School. Approximately 12 Indigenous students aged between 15-17 years attended the site visit as part of a career development program.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Achieve improved environmental outcomes through extension programs delivered in accordance with adopted environmental strategies and plans.	1.3.1	Community & Customer Services	On Track	<p>Council's Environmental Partnerships Team completed 97 visits to private properties. A total of 2,731 plants plus 32 koala trees were planted on these properties.</p> <p>The Bushcare team worked with the local community to plant approximately 3,270 native plants in the ground and performed active maintenance on existing Bushcare sites in the following locations: Capalaba Rotary Park; Birkdale, Lamb Island, Helen Street and Penny Lane, Thorneside.</p>	
Enhance the visitor experience of natural assets across Redlands Coast.	1.4.1	Infrastructure & Operations	On Track	<p>Council has been actively engaging the community, visitors and local business in the outdoor recreation experience.</p> <p>Local community trailcare groups have been busy in the Redland Trackpark and Bayview Conservation Area undertaking maintenance and construction of walking/cycling trails. The trailcare volunteer efforts have been crucial and valued in the delivery of the very successful 'Chicks in the Sticks' event in August (largest all-women's mountain bike event in Australia).</p> <p>Maintenance of multiuse trails in Don and Christine Burnett and Ford Road Conservation areas has also been undertaken. Multiuse trails in the new Heinemann Road conservation area have been upgraded and new entrances provided to allow access and recreational opportunities as part of the fire management trail system.</p> <p>Upgrades and repairs (e.g. gates, fences and signage) have occurred that assist with providing a welcoming experience to our reserve visitors.</p>	
Continue to improve the customer experience at IndigiScapes.	1.4.2	Community & Customer Services	On Track	<p>The IndigiScapes Centre refurbishment and new build construction commenced in full. The Queensland Government-funded works package is at 80% completion. The Interpretation/Discovery Centre contract was awarded and a draft internal fit-out design received and approved in September.</p> <p>The 2020 workshop and events campaign has been revised to accommodate key accountabilities under the Natural Environment and Green Living Policies, and incorporates increased collaboration across Council to reach a larger community audience. Council continued external native botanical gardens and bushland maintenance in preparation for the IndigiScapes Centre reopening in 2020.</p>	

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
Monitor Council's emissions and carbon footprint, and implement reduction strategies.	2.1.1	Community & Customer Services	On Track	<p>Solar panels operating at the IndigiScapes Nursery, South Street Depot and Redland Animal Shelter buildings have been added to the Energy and Emissions Dashboard, which monitors Council's electricity usage and carbon emissions.</p> <p>A preliminary scoping study and geotechnical assessment have been completed by consultants for feasibility of a solar panel array at an identified location at the Cleveland Wastewater Treatment Plant. The development of a future business case is under consideration.</p> <p>An Integrated Energy Management Plan audit was completed by consultants at the South Street Depot and Capalaba Wastewater Treatment Plant. Implementation of recommendations to reduce energy consumption at South Street Depot has commenced.</p>	
Provide educational opportunities to the community.	2.2.1	Community & Customer Services	On Track	Installation and operation of a solar panel array was completed at the IndigiScapes Native Nursery, Redland Animal Shelter and South Street Depot.	
Plan and deliver waste management services to meet current and future needs of the city.	2.3.1	Infrastructure & Operations	On Track	An internal discussion paper on the Waste Strategy review has been prepared. Option analysis on the Bulky Waste Plan has commenced. A peer review of the Judy Holt Park design has been undertaken.	
Provide kerbside recycling bins and encourage the community to increase recycling.	2.4.1	Infrastructure & Operations	On Track	Community engagement for the quarter included advertising in the winter edition of Our Redlands Coast magazine which included three full pages dedicated to recycling and resource recovery information. Face-to-face recycling education and engagement occurred at RedFest and at the Capalaba Central Shopping Centre. An additional 310 kerbside green waste collection services were established.	
Advocate for public transport in accordance with the Redlands Coast Transport Strategy 2041.	2.5.1	Community & Customer Services	On Track	Work continued on development of the draft Redlands Coast Transport Strategy, a key advocacy document to highlight transport priorities for the city. The draft strategy presents a vision of how the re-imagining of the bus network could result in public transport that aligns with travel behaviours of the community. Through the draft strategy, Council officers have engaged with the Department of Transport and Main Roads to increase the priority of key cycling routes in the Principal Cycleway Network.	
Manage planning for transport connectivity for the Southern Moreton Bay Islands.	2.5.2	Community & Customer Services	On Track	Work continued on phase one of the Redlands Coast Smart Mobility Trial, a joint initiative between the RACQ and Council, and supported by SEQ Council of Mayors. Queensland's first full on-road trial of an autonomous vehicle to be operating on Karragarra Island is on track.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Expand the footpath and cycleway network.	2.5.3	Infrastructure & Operations	On Track	The footpath program has commenced with: Centre Road, Russell Island completed from Stradbroke Drive to Glendale Road; Bluebell Street footpath completed to the Bus Stop and Valley Road Mt Cotton; and Wellington Point missing link footpath completion near the Wellington Point State School. The Moreton Bay Cycleway Victoria Point project is underway with 90% of Stage 1 completed.	

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 Redlands Coast residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Monitor and develop strategies aimed at identifying priority areas to inform decision making and improve aquatic environments.	3.1.1	Community & Customer Services	On Track	<p>The 2019-2020 Aquatic Environment Monitoring Programs have commenced. Sampling commenced in September for the Ambient Water Quality Monitoring Program at 26 sites across the city. Contractors have been engaged for the Aquatic Habitat Assessment Program.</p> <p>Council officers have been active participants in regional partnerships and networks to understand, nurture and protect Moreton Bay’s marine health and values. Council engaged with other local governments and agencies including Moreton Bay Foundation and Healthy Land and Water. The following groups were also represented by Council officers: Healthy Land and Water Senior Executive Advisory Committee, Monitoring and Evaluation Steering Committee, Healthy Land and Water Strategic Network, Lyngbya Regional Network, Moreton Bay Foundation Planning Steering Committee and Redlands Biosecurity Working Group.</p>	
Partner with the Queensland Government to review the agreement between the Department of Education and Training and Redland City Council regarding management of the Russell Island Pool.	3.2.1	Infrastructure & Operations	On Track	The Bay Islands Aquatic Centre reopened for the season on September 21. Following liaison with the community, weekly opening hours have increased from 1,524 hours to 1,928 hours of operation for this season. Planning has now been completed for community consultation to take place in coming months to guide Council’s negotiations with the state on the new management agreement.	
Support a sustainable governance model for the Southern Moreton Bay Islands (SMBI) Hub to coordinate delivery of community services.	3.2.2	Community & Customer Services	On Track	Council continued to engage with key project partners including Brisbane South Primary Health Network (PHN), Relationships Australia Queensland and the Queensland Council of Social Services (QCROSS) as well as representatives of the Southern Moreton Bay Islands (SMBI) community to progress the development of a governance model for coordinated delivery of community services on the islands. PHN completed the foundational stage of its community-focused approach to improving the wellbeing of children and families on SMBI, an outcome of the SMBI Roundtable held in November 2018, where the need for a governance model was identified.	
Continue to develop and implement the Coastal Hazard Adaptation Strategy.	3.3.1	Infrastructure & Operations	On Track	Phases 3 and 4 (including revised erosion prone area mapping) were completed and submitted to Local Government Association of Queensland for approval. Work commenced on Phase 5 (Risk Assessment) with a draft report provided by the consultants and reviewed by the technical working group.	
Improve access provisions to Moreton Bay.	3.4.1	Infrastructure & Operations	On Track	Concept planning and the basis of design report has been completed for the Southern Moreton Bay Island Ferry Terminal Upgrade Project. As part of this project the existing ferry infrastructure will be repurposed into recreational boating facilities to provide significantly improved access for recreational boaters on and around the Southern Moreton Bay Islands.	

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 (Minjerrabah) as a global eco-cultural tourism destination.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to work collaboratively with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).	4.1.1	People & Culture	On Track	Three Quandamooka Cultural Days on North Stradbroke Island were organised between July and September 2019, with 30 employees attending. Aboriginal Cultural Heritage Training continued to be jointly offered by Council and Quandamooka Yoolooburrabee Aboriginal Corporation. In addition, People and Culture continued to implement deliverables from Council's new internal Reconciliation Action Plan in relation to fostering a culturally inclusive workplace.	
Continue to implement culturally appropriate protocols.	4.1.2	Organisational Services	On Track	Council launched 'Kanara Malara' its internal Reconciliation Action Plan (RAP) in August 2019. At the launch, Joshua Walker told the story of his Kanara Malara artwork featured in the RAP and the Yulu Burri Ba dancers performed. Uncle Bob Anderson performed Welcome to Country and representatives from Minjerrabah Moorgumpin Elders and Quandamooka Yoolooburrabee Aboriginal Corporation attended. The RAP Implementation Committee was formed to progress the RAP actions, which included a reconciliation educational short film event for Council officers, held in September. All employees were given educational material which included business cards and postcards with appropriate wording to assist with understanding the story of Kanara Malara and conducting Acknowledgement of Country in meetings and gatherings both internally and externally.	
Promote awareness and understanding of Quandamooka culture.	4.2.1	Organisational Services	On Track	Council provided social media support to National Aborigines and Islanders Day Observance Committee Week events, including the launch at Redland Performing Arts Centre and talks by Quandamooka people at Redland City Council libraries. The Quandamooka Festival was promoted through content on Council's corporate and Redlands Coast websites, digital banners, event listings and with video footage on Council's Facebook page. Council provided media, social media and design to support the endorsement and launch of Council's Reconciliation Action Plan including a media release, social media posts and Acknowledgement of Country desktop calendars and postcards. Where known, Quandamooka names were used in media communications. A fortnightly acknowledgement of Redlands Coast Traditional Owners was included in print advertising.	
Promote traditional knowledge.	4.2.2	Organisational Services	On Track	Council continued to promote cultural awareness. Council participated in National Aborigines and Islander Day Observance Committee (NAIDOC) events and activities in July 2019. Redland Performing Arts Centre held a NAIDOC showcase event. Library Services Young People's Team attended Goompi NAIDOC Day. Council contributed to the organisation of the Goompi NAIDOC Day and delivered a family fun day at the North Stradbroke Island Museum focusing on Ocean Life. Welcome to Country was performed by a local Quandamooka Elder.	
Support delivery of Indigenous Land Use Agreement (ILUA) commitments.	4.3.1	Organisational Services	On Track	Council continued to manage the Indigenous Land Use Agreement (ILUA) sub-committees and monitor progress on ILUA activities. The 2018-2019 quarter four ILUA report, was presented to the Executive Leadership Team in July 2019.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Contribute to the implementation of the North Stradbroke Island Economic Transition Strategy and Redland City Economic Development Framework 2014-2041.	4.4.1	Community & Customer Services	On Track	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 continued to work with Quandamooka Yoolooburrabee Aboriginal Corporation to deliver two Quandamooka-inspired place markers designed by Quandamooka artists, at Amity and Point Lookout. Community engagement supported the two artist concepts. Detailed drawings were undertaken and fabrication commenced.	
Promote Quandamooka tourism initiatives.	4.4.2	Organisational Services	On Track	Council worked with Quandamooka Traditional Owners to promote the Quandamooka Festival and provided sponsorship, in-kind support, marketing and promotion. Council's tourism team attended the Quandamooka Festival opening and closing ceremony and promoted the event on Redlands Coast and Redland City Council social media platforms. Council undertook community consultation with Traditional Owners, Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and the North Stradbroke Island community to progress the Quandamooka public art-style place markers at Point Lookout and Amity Point on North Stradbroke Island. The consultation was part of the Minjerribah Futures Program which is funded by the Queensland Government. Council worked with QYAC to develop a Quandamooka cultural experience itinerary for the participants attending the International River Symposium held on 24 October. Council continued to promote whale watching from land and sea on various marketing assets including digital media, billboards, buses, bus shelters and at the Visitor Information Centre. The Intrust Super Cup Indigenous Recognition match was broadcast live on Channel Nine and included Redlands Coast Branding, Welcome to Country, a smoking ceremony and promoted North Stradbroke Island (Minjerribah).	

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.

5.4 Regional collaboration and targeted advocacy drives external funding for key infrastructure upgrades and enhanced community outcomes.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Manage planning for transport initiatives and services across the city.	5.1.1	Community & Customer Services	On Track	Drafting commenced on a parklet design manual. An Urban Congestion Tool is progressing, with the project scope approved by all project partners. Preparation of the Active School Travel Program commenced.	
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	On Track	Local Government Infrastructure Plan (LGIP) assets continued to be delivered by development projects in the city. Increased prioritisation has been given to LGIP projects through capital program planning for inclusion in the capital works program and asset and service management plans.	
Implement actions outlined in the Cleveland Centre Traffic and Transport Action Plan 2019-2020.	5.1.3	Community & Customer Services	On Track	The Cleveland Centre Traffic and Transport Action Plan has been uploaded to the Council website. Council officers liaised with key stakeholders to initiate the planning and delivery of actions over the current financial year.	
Maintain the Redland City Plan to ensure it reflects best practice and is responsive to community expectations.	5.1.4	Community & Customer Services	On Track	Council's Strategic Planning Unit progressed a number of amendments to the City Plan as follows: general major amendment package; environmental amendment; heritage amendment; and Victoria Point structure plan amendment.	
Coordinate a place management program for key activity centres and contribute to master planning for precincts.	5.2.1	Community & Customer Services	On Track	Council, through a partnership with Metro South Health and Redlands Mater Private Hospital, continued to meet to discuss the content of the draft Redland Health and Wellness Precinct Stage 3 Report (conceptual land use plan and strategy).	 
Coordinate planning and guidance for future development and infrastructure delivery for local areas in the city.	5.2.2	Community & Customer Services	On Track	Work continued with preparation of 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. Work was undertaken to review the scope of the planning investigation over the Southern Thornlands area, identified in the South East Queensland Regional Plan as a Potential Future Growth Area, for consideration by Council.	
Identify and protect places of European heritage significance.	5.2.3	Community & Customer Services	On Track	A proposed major amendment to the City Plan to address local European heritage protection in the city has been prepared and the state interest review completed. The proposed major amendment will remain confidential until such time as Council approves the commencement of public consultation.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Develop a master plan for the Redland Aquatic Precinct Redevelopment	5.2.4	Infrastructure & Operations	Monitor	Council has completed master planning for the Redland Aquatic Precinct. Following withdrawal of Surf Life Saving Queensland from the project, Council is seeking other partnership opportunities to facilitate the redevelopment of aquatic facilities in Redlands Coast.	
Plan for future use of surplus commonwealth land at Birkdale. (Carried forward 2017-2018)	5.2.5	Community & Customer Services	On Track	Purchase negotiations have progressed further for the acquisition of surplus land owned by the Australian Communications and Media Authority at Birkdale. Negotiations with Air Services Australia regarding potentially surplus land continued.	
Maintain effective systems and processes that underpin quality and timely decision making for development applications.	5.3.1	Community & Customer Services	On Track	Council systems and processes continued to be refined to ensure effective implementation of planning instruments. The work program is focused on the core upgrade and testing of Council's Property and Rating system.	
Contribute to implementation of a South East Queensland (SEQ) City Deal.	5.4.1	Community & Customer Services	On Track	Commonwealth, state and local government continued work on the SEQ City Deal project. Council is represented on the Local Government Working Group, contributing input to helping shape the SEQ City Deal through major work program streams.	
Develop a strategic funding framework.	5.4.2	Organisational Services	On Track	<p>From July to September 2019, the External Funding Unit identified four competitive external funding opportunities, making five applications across two funds. Of these five applications, three were successful: Advancing Queensland, Bus Stop Shelters Program and Public Transport Accessible Infrastructure Program, collectively valued at \$1.2M. Through Advancing Queensland, Council was successful in the Age Friendly Community Grants Program and, received funds of over \$57,000 for a workforce training resource pilot. 'Hear Here Council' is a collaborative project in which Council will participate in a pilot working with Better Hearing Australia to deliver best practice in effective communication with older adults experiencing age-related hearing loss.</p> <p>Council's External Funding Manager represented Council in the State Government Grant Reform Working Group to advocate on behalf of all local governments in the state. In September 2019, the Department of Local Government, Racing and Multicultural Affairs released the Grants to Local Government Model, as the new streamlined framework for state government grants programs. Council's Chief Executive Officer and the External Funding Manager have agreed to play significant advisory roles ensuring the transition benefits Redlands Coast.</p> <p>Engagement began on the development of a risk assessment tool specific to external funding.</p>	

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 (Minjerrabah).






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
Implement actions in the Redland City Tourism Strategy and Action Plan 2015-2020.	6.1.1	Organisational Services	On Track	<p>Council continued to progress actions in the Redland City Tourism Strategy and Action Plan 2015-2020 including the development of the Wayfinding Strategy and destination entry signage upgrade. Council continued work on the development of tailored tourism experience programs in collaboration with Brisbane Marketing that includes digital marketing and customer service training for tourism operators to be rolled out across the year. Council commenced development of the ambassador/volunteer program to support the Visitor Information Centre operations. Redlands Coast Visitor Information Centre received 1,343 walk in and telephone visitors and 8,166 website visitors during quarter one.</p> <p>Council actively participated in the Brisbane Economy 2031: Vision for the Brisbane Region (which includes Redlands Coast for tourism purposes) that focusses on enhancing the economy through sustainable tourism experiences, investment in essential tourism infrastructure and destination marketing to increase international and domestic visitor expenditure to the region. Council supported the Redland City Chamber of Commerce tourism breakfast held on 24 July, and attended by more than 120 local business representatives. Council provided an update on the Redland City Tourism Strategy and Action Plan 2015-2020, visitation statistics, key priorities, destination marketing campaign activities and local business involvement.</p>	
Contribute to the development of a Smart Cities Strategy.	6.1.2	Community & Customer Services	On Track	<p>Council continued delivery of the Advancing Regional Innovation Program in partnership with Logan City Council and Griffith University. The program has seen numerous events take place that will enhance the innovation and entrepreneurial ecosystem of Redlands Coast. A key event was the Young Entrepreneur Summit, attended by approximately 500 young people at the Redland Performing Arts Centre in September. Summit participants had an opportunity to hear entrepreneurial keynote speakers share their innovation journey. The summit was followed by the Aspiring Entrepreneurs Weekend, with participating Redlands Coast students mentored to take a business idea and develop it into a potential business enterprise.</p> <p>Development of a draft Redlands Coast Smart and Connected City Strategy commenced. The strategy seeks to improve the liveability, prosperity and sustainability of Redlands Coast.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Implement actions in the Redland City Events Strategy and Action Plan 2017-2022.	6.2.1	Organisational Services	On Track	<p>Council delivered five events attended by 10,742 people and supported the delivery of 23 community events, attended by more than 55,300 people. Council events included Queen's Birthday Honours reception, Governor of Queensland networking function, Regional Flavours, Redland City Mayoral Prayer Breakfast and a Citizenship Ceremony. Community events included Quandamooka Festival, RedFest, Stradbroke Chamber Music Festival, GreazeFest, Redlands Coast Fun Run and the Cleveland Caravan, Camping, Boating and 4X4 Expo.</p> <p>Council continued to progress actions in the Redland City Events Strategy and Action Plan 2017-2022 including the development of a draft targeted sponsorship guideline and improvements to the online events portal.</p>	
Deliver events, activities and workshops that contribute to bringing economic and social benefits to the community.	6.2.2	Community & Customer Services	On Track	<p>Approximately 500 students from 45 schools attended a Young Entrepreneur Summit at Redland Performing Arts Centre in September 2019. Two business workshops were run in partnership with the Redland City Chamber of Commerce - 'Master Your Online Marketing' and 'Facebook Messenger Marketing', with a combined attendance of more than 80 businesses at the two workshops. Council supported a range of community events including a meeting of the Capalaba and the South East Queensland Local Government Community Safety and Graffiti Practitioners Network on 31 July, the Inspiring Seniors event and Variety Concert held at the Redland Performing Arts Centre to celebrate Seniors week in August, and the Redlands Coast Youth Day Out held at the Redlands Youth Plaza, Capalaba on 26 September 2019.</p>	
Continue to roll-out the city's new destination brand, Redlands Coast - Naturally Wonderful.	6.2.3	Organisational Services	On Track	<p>The roll-out of the Redlands Coast destination brand continued through the promotion of Council and Council-supported programs and activities. This included a whale watching campaign to promote tours and land-based whale watching at North Stradbroke Island. Redlands Coast brand awareness was developed through display print advertising in Our Redlands magazine and Redlands Coast Now magazine, bus shelter advertising on Council-owned bus shelters and through Tourism and Events activities. Promotion of Redlands Coast also continued through Facebook and Instagram social media channels, including two influencer campaigns. Redlands Coast was also registered on two travel sites Trip Advisor and Wotif. Ongoing development of the Redlands Coast brand website 'microsite', Business Deals App and Online Merchandise Store for local businesses also continued.</p>	
Coordinate Council's involvement in the implementation of the Queensland Government North Stradbroke Island Economic Transition Strategy.	6.3.1	Community & Customer Services	On Track	<p>Council continued to work closely with the Queensland Government on the implementation of the state government's North Stradbroke Island Economic Transition Strategy. A new Minjerribah Futures Reference Group, which will include representation from state and local government, Quandamooka Yoolooburabee Aboriginal Corporation, business groups and other organisations, has been formed by the Queensland Government to help drive sustainable tourism initiatives on Minjerribah.</p>	
Identify and develop strategic opportunities for Redland City Council land holdings.	6.4.1	Community & Customer Services	On Track	<p>Following the expression of interest campaign held earlier in the year to secure a development partner, the Capalaba Town Centre Revitalisation project is still in the tender phase, progressing to a 'Request for Detailed Proposal'. This phase invites proponents to provide a detailed project proposal to Council and Redland Investment Corporation for consideration.</p>	
Provide secretariat support to the Redlands Economic Development Advisory Board (EDAB).	6.5.1	Community & Customer Services	On Track	<p>The Redlands Economic Development Advisory Board quarterly meeting was held on 1 August 2019. The meeting focused on a range of strategic economic priorities including the Queensland Government's Regional Skills Investment Strategy Program for Redlands Coast, progress on the development of a draft investment attraction strategy and concierge framework, the Redlands Coast Adventure Sports Precinct feasibility study project and the Redlands Coast hydrogen economy feasibility study.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Deliver industry-enabling action plans and a targeted investment attraction strategy.	6.5.2	Community & Customer Services	On Track	<p>Council endorsed the Rural Enterprises Industry Sector Plan 2019-2024 on 17 July 2019. Implementation of year one actions under the plan has commenced. Year two actions of the Health Care and Social Assistance Industry Sector Plan 2018-2023 and Education and Training Industry Sector Plan 2018-2023 continued to be implemented. Planning commenced for the third Education Roundtable, to be held in November. Council continued to work closely with education stakeholders to identify and advocate for education opportunities in the city.</p> <p>Work continued on a feasibility study for a Centre of Excellence in gerontological medicine, aged care and education, which complements key actions of both the Education and Training and Health Care and Social Assistance industry sector plans. The two-year Queensland Government's Regional Skills and Investment Strategy Program, which partners with employers and businesses to identify workforce and training needs, commenced in July on Redlands Coast. The program will focus on the industries of Health Care and Social Assistance and Manufacturing. Council undertook planning to identify key tasks for the development of the Manufacturing Industry Sector Plan, including developing a survey to initially scope the sector.</p>	 
Engage Redland Investment Corporation to facilitate the Toondah Harbour Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.1	Community & Customer Services	On Track	<p>The Environmental Impact Statement (EIS) phase of the Toondah Harbour Priority Development Area has now commenced.</p> <p>The EIS phase will take approximately 12 to 18 months (completed between July 2019 and December 2020) and will address all potential social, economic and environmental impacts of the proposed development during its construction and operational phases.</p>	
Facilitate the development of the Weinam Creek Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.2	Community & Customer Services	On Track	<p>Redland Investment Corporation continued to work closely with Economic Development Queensland and Council to deliver the Weinam Creek Priority Development Area redevelopment. Stage one of the project commenced earlier in the year with civil works for the nine lot subdivision on Moores Road completed. Five of the subdivided lots have settled with the remainder due for settlement by the end of November.</p> <p>Development approval for the car park was received 24 September 2019.</p>	 

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	On Track	<p>Creative Arts Redland completed the installation of newly commissioned public art work 'Passages' at Capalaba. Redland Performing Arts Centre was visited by 15,849 people during the quarter attending a program of performances, workshops and community events. Highlights included the Umbilical Brothers, Queensland Symphony Orchestra, Spot the Dog, Indelibility Arts, Flipside Circus and Redlands Eisteddfod. School performances and workshops included events at after-school programs and also at Dunwich State School.</p> <p>Redland Art Gallery hosted 27 events, activities, workshops and public programs visited by 15,996 people across venues at Cleveland and Capalaba. Highlights included Seeing Country, Already Occupied and Legacy; Reflections on Mabo and Wetland Wander exhibition.</p> <p>Museums and Galleries Queensland announced the winners and finalists of the 2019 Gallery and Achievement Awards on 19 September at Cairns Performance Arts Centre, as part of the Museums and Galleries Queensland State Conference, Opening Doors. Redland Art Gallery received two finalist trophies.</p>	
Plan, provide and advocate for essential social infrastructure for community activities.	7.2.1	Community & Customer Services	On Track	<p>Following the Department of Housing and Public Works Rapid Response trial to address homelessness in the city in July, the Queensland Government committed funds for collaboration between Homelessness Response for Redland City in partnership with Council and the service sector. Stakeholders from the homelessness sector in the city have met several times since the Rapid Response trial to discuss results and the next steps in the collaborative response process.</p> <p>Council commenced development of a draft Redlands Coast Stronger Communities Strategy and a draft Redlands Coast Age-Friendly City Strategy.</p> <p>Options for delivery of a community hub concept for the city continued to be investigated with stakeholders.</p>	
Deliver innovative and accessible services as part of the implementation of the Library Services Strategy 2017-2022.	7.2.2	Community & Customer Services	On Track	<p>As part of the adoption of new technologies and to make library spaces more accessible, Library Services implemented a genre-based layout for adult fiction in mainland libraries in August 2019.</p> <p>E-resources continued to be popular with clients, with a range of e-books, audio books, music, magazines and other material made available for library members.</p> <p>The new mobile library vehicle and a revised timetable was launched in July 2019, with increased customer contact hours on the mainland.</p>	

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Page 14 of 18


Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan for effective sport and recreation at Heinemann Road, Redland Bay.	7.2.3	Infrastructure & Operations	On Track	Development of the draft Regional Sport and Recreation Precinct Master Plan included: <ul style="list-style-type: none"> - master planning - completion of initial technical studies including geotechnical consultation and communication about functional layout - targeted sport, environment and recreation stakeholder consultation - community information sessions - on-site tours with key internal and external stakeholders including Queensland Government representatives - Councillor workshops - fact sheets published and key milestones updated on Council's web page - approval of project risk management, stakeholder management and communication plans - Held Project Control Group and Project Steering Committee meetings - Investment Appraisal Gateway review passed - biosecurity matters identified and matter management actions undertaken (e.g. spraying of fireweed and fire ant treatment) 	
Plan for the future use of the Willard's Farm site.	7.2.4	Infrastructure & Operations	On Track	Council continued to maintain the property and buildings and has explored options to involve community stakeholders in future works.	
Deliver Council's Grants and Sponsorship Program.	7.3.1	Community & Customer Services	On Track	Round one of the 2019-2020 Community Grants and Sponsorship Program is progressing and is on track for delivery. In September, Council awarded five organisation support grants totalling \$14,328; five project support grants totalling \$49,074 and three conservation grants totalling \$26,003. Applications for sponsorship closed in September and assessment commenced.	
Activate and engage through programs and partnerships 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	On Track	Community outreach services undertaken by Library Services resulted in 12,944 participants being engaged in literacy-focused programs and activities across the city. Children's programs continue to be in high demand, with 202 activities delivered at various venues. These programs included school holiday activities, technology programs and First 5 Forever, a Queensland Government-funded program to support early literacy for children aged 0-5 years. Six 'Authors in Action' events were attended by 142 people. Professional development training was undertaken for 16 adult literacy volunteer tutors, who are all currently engaged with adult learners. My Aged Care monthly community sessions, a program developed in partnership with the Donald Simpson Centre (contracted by the Australian Government), was attended by 48 participants at Redland libraries. The new mobile library vehicle, which made stops at eight child care centres, one aged care facility and two community events as well as regular timetabled stops, had 2,647 visits.	
Continue to provide volunteering and work experience opportunities for the Redlands Coast community.	7.4.1	People & Culture	On Track	The People and Culture Team continued to assist with inquiries about volunteering and work experience opportunities at Council.	
Improve disaster preparedness.	7.5.1	Organisational Services	On Track	Council undertook 13 separate community engagement events in collaboration with the member agencies of the Redland City Local Disaster Management Group. Community engagements included fire preparedness presentations across the mainland and islands, at Bay Island markets and to primary schools and the Aged Care Forum. The Disaster Management Plan has been reviewed and accepted by the Inspector General of Emergency Management. The Emergency Operations Team was activated for the Amity Swamp Fire giving staff on-ground experience and training in Evacuation Centre Management and the operation of the Local Disaster Coordination Centre.	

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 enhances internal and external outcomes.
- 8.5 Continue to provide opportunities for the community to actively and meaningfully participate in Council's decision making.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Improve Council's Asset Management System.	8.1.1	Organisational Services	On Track	Information Management is currently working with all business areas to deliver a new asset management platform to provide contemporary capability and improve business processes, data integrity and mobility. This will enable more of our business areas to interact with assets while out in the field.	
Improve whole of Council asset management.	8.2.1	Organisational Services	On Track	<p>Implementation of the Strategic Asset Management Plan (SAMP) is on track. The first quarter has seen initial engagement for the development of an Asset Data Management Plan, which will define the data requirements to support the SAMP.</p> <p>The Asset and Service Management Plan (ASMP) and 10 year planning launches were held at the beginning of September. The launch was a collaborative approach led by the Strategic Asset and Funding Management Unit, and involved presenters from across the organisation, such as business representative managers as well as presenters from Risk and Liability Services, Corporate Strategic Planning, Financial Planning Unit and Portfolio Management Office. The launch communicated the ASMP planning as a focussed approach considering risk management and standardising risk to ensure consistency and alignment to our Enterprise Risk Management Framework. In addition the launch incorporated the results from Council's biennial Community Satisfaction Survey for our asset enabled services, which for the first time sought feedback on both the performance and importance of Council's services. The 10 year planning, both operational and capital, has a focus on ensuring the first three years are comprehensive, while ensuring Whole of Life costs are evident. This focus ensures a more evidenced approach in decision making through our planning, ensuring we have the community at the forefront of our investment decisions.</p>	
Improve strategic alignment.	8.3.1	Organisational Services	On Track	The Integrated Planning Framework continued to be embedded throughout Council with continued collaboration across the Integrated Planning Working Group and Strategic Planners Network. Planning has commenced for development of a new corporate plan following 2020 local government elections that will further align our strategic goals to our operational activities. Improvements have been identified in the annual planning cycle to strengthen the connections between the business planning and budget development process.	
Improve strategic alignment and investment decisions.	8.3.2	Organisational Services	On Track	A review and update of the model and process for the Capital Investment Prioritisation has been undertaken for the 2020-2021 financial year in consultation with key stakeholders. Consultation was carried out with the External Funding Manager to develop a portfolio pipeline approach to external funding opportunities.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Prioritise, define and manage Council's portfolio of projects.	8.3.3	Organisational Services	On Track	<p>The Portfolio Management Office continued to support stakeholders in the delivery of the approved 2019-2020 portfolio through guidance, monitoring and reporting.</p> <p>A review and update of the Capital Investment Prioritisation Model and Process has been undertaken for the following financial year 2020-2021. The model and process, including the business case template, has been strengthened to improve alignment with affordability and deliverability criteria. The business case template and requirements have been issued to the asset managers across the organisation, to commence planning for 2020-21.</p>	
Promote Redland City Council program and project delivery best practice.	8.3.4	Organisational Services	On Track	<p>Program and project delivery processes carried out in quarter one included project and program governance forums, and new project governance forums implemented.</p> <p>Council's project management community was supported through mentoring, coaching and process improvement. Council undertook regular project check-ins to assist project managers in developing best-practice and identifying project issues. An update of the Redland City Council Project and Program Management Framework was released in September. An information session has been developed for the project management community relating to infrastructure project cost management. Council's Risk and Liability advisers have been consulted to strengthen risk management in the portfolio.</p> <p>Portfolio monitoring and reporting activities were undertaken to support strategic decision making.</p>	
Improve alignment between individual and Council performance.	8.3.5	People & Culture	On Track	<p>The new Human Resource Information System (HRIS) introduced in August 2019 supports performance measurement, accountability, line of sight and enables mobile capability. MyGoals conversations between employees and their supervisors focused on key areas, driving strengths, achievements, performance and development. Workshops were held across all areas of Council, covering over 500 employees including remote locations, to step teams through the new process and system. Guides, Frequently Asked Questions and an Influencer Network was created to support the introduction of the new MyGoals.</p>	
Deliver the Procurement Transformation Project.	8.3.6	Organisational Services	On Track	<p>Council has partnered with Local Government Association of Queensland and Local Buy to deliver procurement efficiencies through strategic planning and a category management process for example, plant hire. Council launched on its website a supplier marketplace, enabling suppliers to connect with Council for goods and services and is broadening its online VendorPanel system for streamlining quoting activities. A wider communication about VendorPanel Marketplace is planned for local suppliers in quarter two. The Procurement Transformation Program is on track to continue to develop category and contract plans as part of a strategic contracting framework.</p>	
Continue to build a diverse and inclusive culture that enables cooperation, innovation and change to enhance outcomes.	8.4.1	People & Culture	On Track	<p>A portfolio approach to change management commenced with 23 internal changes registered. This has promoted a focus on alignment and co-ordination of major internal projects as they arise. Major changes included the introduction of the new Human Resource Information System, Asset Management System, Customer Experience and Strategic Procurement Transformation. The number of internally qualified change agents increased from two to four to provide assistance and advice on change management activities across Council.</p> <p>A learning program on diversity and inclusion was completed with over 60 managers from the Operational Leadership Group attending. This program helped our leaders to think bigger about inclusion and develop new leadership habits and involved workshops, e-learning modules and peer learning groups. Participants learned inclusive leadership increases employee productivity and performance, generates engagement and loyalty, improves innovation and creativity and promotes greater collaboration.</p>	
Enhance the continual improvement culture supporting service delivery.	8.4.2	Organisational Services	On Track	<p>Reporting on the financial year benefits was distributed to the Operational Leadership Group and provided for the inclusion in the annual report. Three design thinking workshops were delivered across the organisation, promoting innovative culture and process improvement to approximately 47 attendees.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to conduct community engagement on a diverse range of issues.	8.5.1	Organisational Services	On Track	During the quarter the community was provided opportunities to inform Council decisions in the areas of local laws, innovation and transport planning, transport infrastructure planning, public art, and town planning through Council's YourSay web page, social media and face-to-face interactions.	

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

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

Objective Reference:

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

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

Report Author: Jill Driscoll, Group Support Officer

Attachments: 1. Decisions Made Under Delegated Authority 13.10.2019 to 26.10.2019

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; and minor change requests and extension to currency period where the original application was Category 1.

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*.

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

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

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

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

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Attachment 1 Decisions Made Under Delegated Authority 13.10.2019 to 26.10.2019

Decisions Made Under Delegated Authority 13.10.2019 to 19.10.2019**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0345	Design and Siting - Carport	Philip Murray IMPEY	29 Plumer Street Wellington Point QLD 4160	Referral Agency Response - Planning	14/10/2019	N/A	Approved	1
CAR19/0357	Design and Siting - Secondary Dwelling	Building Code Approval Group Pty Ltd	42-44 Frederick Street Wellington Point QLD 4160	Referral Agency Response - Planning	14/10/2019	N/A	Approved	1
CAR19/0356	Design and Siting - Shed	Matthew Luke TAYLOR	170 Russell Street Cleveland QLD 4163	Referral Agency Response - Planning	17/10/2019	N/A	Approved	2
CAR19/0350	Design and Siting - Dwelling	GMA Certification Group Pty Ltd	80 Colburn Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	15/10/2019	N/A	Approved	4
CAR19/0365	Design and Siting - Dwelling	GMA Certification Group Pty Ltd	7A Sherlock Street Victoria Point QLD 4165	Referral Agency Response - Planning	18/10/2019	N/A	Approved	4
CAR19/0353	Design and Siting - Dwelling	Bay Island Designs Yi-Hsiang Eagle KAO & Hsiang-Er LEE As Trustee	1 Bunning Street Russell Island QLD 4184	Referral Agency Response - Planning	15/10/2019	N/A	Approved	5
CAR19/0358	Design and Siting - Dwelling House	Martin HANDLEY	46-48 Mark Road Russell Island QLD 4184	Referral Agency Response - Planning	14/10/2019	N/A	Approved	5
CAR19/0359	Design and Siting - Dwelling House	Bay Island Designs	4 Bauhinia Drive Russell Island QLD 4184	Referral Agency Response - Planning	14/10/2019	N/A	Approved	5

Page 1 of 6

Decisions Made Under Delegated Authority 13.10.2019 to 19.10.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0167.01	Change to Development Approval - CAR19/0167 Design and Siting - Patio	Mark Lawrence SMITH	85 Capella Drive Redland Bay QLD 4165	Minor Change to Approval	15/10/2019	N/A	Approved	6
CAR19/0351	Design and Siting- Shed	Strickland Certifications Pty Ltd	5 King Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	14/10/2019	N/A	Approved	8
CAR19/0363	Design and Siting - Carport	Strickland Certifications Pty Ltd	70 Holland Crescent Capalaba QLD 4157	Referral Agency Response - Planning	18/10/2019	N/A	Approved	9
CAR19/0347	Design and Siting - Roofed Patio	Natalie WALL	21 Ashwood Circuit Birkdale QLD 4159	Referral Agency Response - Planning	15/10/2019	N/A	Approved	10
CAR19/0355	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	113 Mooroondu Road Thorneside QLD 4158	Referral Agency Response - Planning	15/10/2019	N/A	Approved	10

Decisions Out between 13.10.2019 to 19.10.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0139	Change to Development Approval - MC010654 Apartment Building 7 Storeys	Building Code Approval Group Pty Ltd	140 Middle Street Cleveland QLD 4163	Minor Change to Approval	16/10/2019	N/A	Approved	2
MCU19/0132	Change to development approval - MACHINERY WORKSHOP	Beverley Fay LEMON	1527-1529 Mount Cotton Road Mount Cotton QLD 4165	Minor Change to Approval	15/10/2019	N/A	Approved	6
MCU18/0235.01	Change to Development Approvals - MCU18/0235 and Approval - MCU013968	DTS Group Pty Ltd, JDC Designs & Planning	15 Maud Street Birkdale QLD 4159	Minor Change to Approval	17/10/2019	N/A	Approved	10

Decisions Out between 13.10.2019 to 19.10.2019**CATEGORY3**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
SPS19/0008	Request to Apply Superseded Planning Scheme - 1 into 2 lots	Quebec Pty Ltd	10 Valentine Road Birkdale QLD 4159	DA apply previous policy/code	16/10/2019	N/A	Approved	8

Decisions Made Under Delegated Authority 20.10.2019 to 26.10.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0360	Design and Siting - Patio	Fluid Approvals	6 Jewel Place Thornlands QLD 4164	Referral Agency Response - Planning	21/10/2019	N/A	Approved	3
CAR19/0309	Design and Siting - Carport	Cornerstone Building Certification	8 Dawn Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	22/10/2019	N/A	Approved	4
CAR19/0365	Design and Siting - Dwelling	GMA Certification Group Pty Ltd	7A Sherlock Street Victoria Point QLD 4165	Referral Agency Response - Planning	22/10/2019	N/A	Approved	4
MCU19/0114	Home based business - Bed and Breakfast	Trudy Jane ROBINSON	125 Winston Road Sheldon QLD 4157	Code Assessment	23/10/2019	N/A	Development Permit	6
RAL18/0120	Standard Format 1 into 2	Eduardo Alves LOPES Fernanda Figueiredo LOPES	54 Marjorie Buckler Avenue Redland Bay QLD 4165	Code Assessment	21/10/2019	N/A	Development Permit	6
CAR19/0363	Design and Siting - Carport	Strickland Certifications Pty Ltd	70 Holland Crescent Capalaba QLD 4157	Referral Agency Response - Planning	23/10/2019	N/A	Approved	9
CAR19/0366	Design and Siting - Carport	A1 Certifier	43 Murray Street Birkdale QLD 4159	Referral Agency Response - Planning	23/10/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 20.10.2019 to 26.10.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0095	Prescribed Tidal Works - Pontoon	Amanda Maree JAMES	24 Sternlight Court Cleveland QLD 4163	Code Assessment	22/10/2019	N/A	Development Permit	2
OPW19/0097	Prescribed Tidal Works - Pontoon Replacement	Emma Jane JOSEPH	9 Voyagers Court Cleveland QLD 4163	Code Assessment	24/10/2019	N/A	Development Permit	2
OPW19/0098	Operational Works - Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	16A Captains Court Cleveland QLD 4163	Code Assessment	24/10/2019	N/A	Development Permit	2
OPW19/0099	Operational Works - Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	16 Captains Court Cleveland QLD 4163	Code Assessment	22/10/2019	N/A	Development Permit	2
OPW19/0100	Prescribed Tidal Works - Pontoon	Paul BISSON	12 Voyagers Court Cleveland QLD 4163	Code Assessment	24/10/2019	N/A	Development Permit	2
OPW19/0081	Operational Works for RAL - 4 into 28 lots and 1 drainage lot	Sutgold Pty Ltd	346-348 Finucane Road Alexandra Hills QLD 4161	Code Assessment	24/10/2019	N/A	Development Permit	8
OPW19/0088	Clearing Vegetation under planning scheme	Redland Investment Corporation Pty Ltd	521 Old Cleveland Road East Birkdale QLD 4159	Code Assessment	24/10/2019	N/A	Development Permit	8
OPW19/0108	Change to Development Approval - OP000515	Jones Nicholson Consulting Engineers	97-129 Dundas Street Ormiston QLD 4160	Minor Change to Approval	22/10/2019	N/A	Approved	8
OPW19/0111	Excavation & Fill (incl. Retaining walls)	Lachlan Allan JENNO Rochelle Holly LEWIS	234 Mount Cotton Road Capalaba QLD 4157	Code Assessment	22/10/2019	N/A	Development Permit	9

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 21 NOVEMBER 2019

Objective Reference:

Authorising Officer: Amanda Daly, Acting General Manager Community & Customer Services

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

Report Author: Justin Leach, Planning Officer

Attachments: Nil

PURPOSE

For Council to note the current development and planning related appeals and other related matters/proceedings.

BACKGROUND

Information on appeals and other related matters may be found as follows:

1. Planning and Environment Court

a) Information on current appeals and applications 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 applications 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 applications lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

b) Information about the appeal or application, including the file 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 & APPLICATIONS

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 handed down its decision on 4 October 2019. The appeal was dismissed and the development application was approved. The appellant had until 18 November 2019 to appeal the decision. An appeal CA12762/19 (see item 10) was lodged to the Queensland Court of Appeal on 15 November 2019.

2.	File Number:	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. Reviews were held on 12 April 2019, 19 July 2019, 23 August 2019, 9 October 2019 and 14 November 2019. A mediation is scheduled to be held on 6 December 2019. A further review is set down for 12 December 2019.

3.	File Number:	2959 of 2019 (MCU013688)
Applicant:		Quin Enterprises Pty Ltd
Proposed Development:		Material Change of Use for the extension of the existing Extractive Industry and Heavy Industry (office, truck weighbridge, car parking, storage area for materials with associated landscape buffers) 684-712 Mount Cotton Road, Sheldon (Lot 1 on RP109322 and 3 on SP238067)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 19 August 2019. The Appellant filed an application in pending proceeding on 4 September 2019, for orders to progress the appeal. A review was held on 11 September 2019. A site inspection was carried out on 18 September 2019. A review was held on 8 November 2019. A mediation is scheduled for 13 December 2019. The matter has been listed for further review on 24 January 2020.

4.	File Number:	3450 of 2019
Appellant:		S. & S. Lambourne Investments Pty Ltd
Proposed Development:		Application made under <i>Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2017</i> and <i>Local Law No 1 (Administration) 2015</i> for two Permanent Signs – Electronic Display Component High Impact Billboard. 58-68 Delancey Street, Ormiston (Lot 1 on RP213631)
Appeal Details:		Appeal against Council refusal or in the alternative, appeal against a condition of approval.
Current Status:		Appeal filed 24 September 2019. A review was held on 18 October 2019.

5.	File Number:	3742 of 2019
Appellant:		Angela Brinkworth v Redland City Council
Proposed Development:		Material Change of Use for a Cemetery (Pet Crematorium) 592-602 Redland Bay Road, Alexandra Hills (Lot 2 on SP194117)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 16 October 2019. A mediation is scheduled for 13 December 2019. The matter has been listed for further review on 31 January 2020.

6.	File Number:	3797 of 2019
Appellant:		Matzin Capital Pty Ltd v Redland City Council
Proposed Development:		Application made under <i>Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2017</i> and <i>Local Law No 1 (Administration) 2015</i> for a Permanent Sign – Electronic display component – high impact sign on an existing pylon sign 80 – 82 Finucane Road, Alexandra Hills (Lot 3 on RP81387)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 22 October 2019.

7.	File Number:	3829 of 2019
Appellant:		Sutgold Pty Ltd v Redland City Council
Proposed Development:		Reconfiguring a Lot (8 lots into 176 lots and new roads) 72, 74, 78, 80, 82 Double Jump Road, 158-166, 168-172 and 174-178 Bunker Road, Victoria Point (Lots 12, 13, 15, 22 and 21 on RP86773, Lots 16 and 20 on SP293877 and Lot 12 on RP898198)
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		Appeal filed 23 October 2019. An early mediation is scheduled for 26 November 2019.

8.	File Number:	4111 of 2019
Appellant:		Bayside Business Park (Cleveland) Pty Ltd
Respondent:		Redland City Council
Co-respondent (applicant):		Stephen Lambourne
Proposed Development:		Material change of use (health care services) 58-68 Delancey Street, Ormiston
Appeal Details:		Appeal against approval by Council.
Current Status:		Appeal filed 15 November 2019.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

9.	File Number:	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.

10.	File Number:	CA12762 of 2019 (MCU013296) / (QPEC Appeal 4940 of 2015, 2 of 2016 and 44 of 2016)
Appellant:	Lipoma Pty Ltd Lanrex Pty Ltd	
Respondent:	Redland City Council	
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:	Appeal against the decision of the Planning and Environment Court to approve the development.	
Current Status:	An appeal was lodged to the Queensland Court of Appeal on 15 November 2019. A review is set down for 4 December 2019.	

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

11.	File Number:	Appeal 19-033 (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. A Development Tribunal was established on 9 October 2019. The tribunal hearing was held on 30 October 2019. The Development Tribunal reserved its decision.	

12.	File Number:	Appeal 19-034 (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. A Development Tribunal was established on 9 October 2019. A hearing was held on 25 October 2019. The Development Tribunal reserved its decision.	

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

14.3 MOSQUITO MANAGEMENT ACTION PLAN 2019-2024

Objective Reference:**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Graham Simpson, Group Manager Environment & Regulation**Report Author:** Jessica Poole, Environmental Health Policy Advisor
Danielle Fleming, Service Manager - Health and Environment**Attachments:** 1. Mosquito Management Action Plan 2019-2024**PURPOSE**

To seek Council adoption of the *Mosquito Management Action Plan 2019–2024* ('Action Plan'), which outlines the current challenges and future actions for Council's Mosquito Management Program (the 'Program').

The proposed *Mosquito Management Action Plan 2019–2024* is attached to this report (Attachment 1).

BACKGROUND

Redland City Council acknowledges the risk mosquitoes present to the community and are committed to the delivery of a year-round Program to manage mosquito numbers in Redland City.

Council's *Mosquito Management Policy POL-2710* outlines these commitments including Council's legislative obligations under the *Public Health Act 2005* to manage the public health risk associated with mosquitoes.

In addition to the public health risk associated with mosquitoes transmitting diseases, such as Ross River virus, Council also has legal obligations under the *Environmental Protection Act 1994*, *Fisheries Act 1994* and *Marine Parks Act 2004* to prevent environmental harm resulting from Program activities.

Council operates the Program in accordance with the Queensland *Mosquito Management Code of Practice 2014*, which was developed by the Local Government Association of Queensland and the Queensland Government Department of Environment and Science to assist all councils in demonstrating that all reasonable and practicable steps have been taken to prevent environmental harm and meet legal obligations.

The *Mosquito Management Code of Practice* advocates for an integrated mosquito management approach. This approach involves using a number of techniques to collectively contribute to the management of mosquitoes to reduce reliance on chemicals to decrease mosquito numbers and disease risk, while also considering environmental impact, sustainability and cost effectiveness. It also ensures a number of strategies are utilised to minimise mosquito numbers within a population.

While treatments and the application of chemicals are an integral part of the Program, mosquito surveillance, public education, planning, research and reporting for both Fresh and Saltmarsh mosquitoes are also key strategies/elements that should be considered for effective mosquito management.

The *Mosquito Management Code of Practice* also requires Council to have a Mosquito Management Plan that details how Council is meeting its environmental legal obligations and is delivering a Program that reflects an integrated mosquito management approach.

Council's Mosquito Management Plan and Policy was endorsed by Council Resolution on 28 November 2012, with only minor administrative changes to the Plan made subsequently.

The *Mosquito Management Plan 2017-2024* outlines Council's Program commitments, which are divided into seven key outcome areas and supported by objectives, key strategies and performance indicators. The seven key outcome areas are:

- Governance
- Administration
- Community Engagement and Education
- Environment
- Treatment
- Emergency Response
- Research

The seven key outcome areas assist in defining the actions that need to be implemented over the lifespan of the plan and to ensure Council has an effective mosquito management program that addresses current and emerging issues.

ISSUES

During the past five years Redland City has experienced intense mosquito breeding seasons, which has resulted in a significant increase in customer requests relating to mosquito management.

Concern has been expressed by the community and Council in relation to Council's current Program and its ability to adapt to increasing pressure on the Program.

To address this concern, a detailed review of the Program was undertaken to identify the pressures and constraints currently being experienced in the city. This includes urban development and subsequent coastal population growth, as well as factors such as increased disaster events and climate variance that can impact on the duration and intensity of mosquito breeding seasons.

The review highlighted that while chemical application is effective, upward trending pressures and constraints on the Program identify a need to incorporate other aspects of an integrated mosquito management approach to reduce the reliance on chemicals and improve environmental outcomes.

In summary, the review indicated a number of gaps in delivering an integrated mosquito management approach. These included:

- Physical and human resource planning
- Engagement with the community
- Ensuring best practice environmental outcomes
- Proactive surveillance improvements
- Data collection and extraction innovations (for example, software, sensors and drone technology)

- Exploring alternative treatment options (barrier treatments)
- Freshwater wetland scoping study (emerging issue)
- Planning considerations for developments.

Based on the review, the proposed Action Plan has been developed to ensure Council delivers all necessary elements of an integrated mosquito management program. It provides an overview of the Program's effectiveness, pressures and constraints as well as a gap analysis with associated actions with short, intermediate and long-term strategies to address those identified gaps.

The proposed five-year Action Plan includes 12 key actions items that align with the seven key outcome areas of the *Mosquito Management Plan 2017-2024*.

It is acknowledged that in order for the *Mosquito Management Plan 2017-2024* and subsequent Action Plan to be fully implemented and for future growth to be proactively addressed, additional resources need to be considered that strategically reflect both physical and technological solutions.

STRATEGIC IMPLICATIONS

Legislative Requirements

Under Chapter 2 of the *Public Health Act 2005*, Council is legally obliged to undertake mosquito management activities as mosquitoes are a designated pest and capable of transmitting disease to humans. The Program is defined by an overarching Council policy – *POL-2710 Mosquito Management* that outlines these legislative obligations and aligns with Council's *Corporate Plan 2018 – 2023*.

Under the *Environmental Protection Act 1994*, it states that “a person must not carry out any activity that causes or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to minimise the harm.”

Redland City Council's *Mosquito Management Plan 2017-2024* has been drafted in accordance with the *Mosquito Management Code of Practice* to address environmental risks associated with mosquito management. It includes specific strategies that need to be delivered in order to align with these integrated mosquito management methodologies. Each action listed in the proposed Action Plan corresponds to these identified strategies and includes performance outcomes in order for these to be achieved.

Risk Management

The risks presented from the current constraints on the Mosquito Management Program are summarised below:

- The review of the Mosquito Management Program indicated that Council is at risk of not delivering on the objectives outlined in the *Mosquito Management Plan 2017–2024*, including not meeting Council's obligation outlined in the *Mosquito Management Code of Practice 2014*.
- Council is at risk of not meeting Council's legal obligations under the *Public Health Act 2005* section 11, 1 (b)(i), to regulate and manage public health risks that are likely to contribute to the transmission of an infectious condition to humans, including public health risks from mosquitoes transmitting disease.
- Continued increase in customer requests reflect community expectation in regard to mosquito management by Council.

Financial

The proposed Action Plan identifies a number of actions that are covered through existing operational budget. Some actions also identify opportunities to information share and combine resources across Council to achieve better outcomes for the community as well as Council.

In consideration of the identified pressures and constraints currently impacting the Program, including the trends indicating an increase in community concern, the Action Plan recommends additional resourcing and indicative costs in order for Council to meet the expectation of appropriate service delivery to the community. Any costs within the Action Plan will be subject to formal Council consideration through the annual budget development process.

Action items 3, 4, 6, 7 and 8 are all predicted to be at a low cost to Council. A low costing rate means that implementation of these action items are predicted to be below \$10,000 and are anticipated to be implemented through existing budget allocations and reprioritisation, which will occur through Council's standard budget development and planning process.

Table 1 summarises the action items in the Action Plan that are listed as having medium costing and includes additional resourcing required to address the current constraints on the program, while also meeting strategies identified in Council's *Mosquito Management Plan 2017-2024*.

These costs are indicative and are separated through the financial years by the proposed staged implementation of the Action Plan (over five years).

Funding for the items listed in this section of the Action Plan will be subject to Council's consideration during the appropriate financial year's budget development, as part of the annual budget submission process.

Action/Performance Indicator	Responsible unit	Cost	*Cost estimate (above BAU)	Anticipated financial year
2020-21 Financial Year *Subject to budget development as part of the annual budget submission process				
1. Additional resource for the Pest Management Team, in order for the <i>Mosquito Management Plan 2017-2024</i> , to be fully implemented and for future growth to be addressed.	Health & Environment Unit	Medium (\$10,000 - \$100,000)	Salary Level 3 Pest Management Officer	Business case forecast to be presented during the 2020-21 financial year.
2. Enhanced online communication to be more interactive, enabling better accessibility to live information for the community and engage in local temporary entertainment events and other engagement opportunities through Council initiatives.	Health & Environment Unit	Medium (\$10,000 - \$100,000)	Approximately \$20,000 (media design contractor), \$10,000 materials	Business case forecast to be presented during the 2020-21 financial year.
2021-22 Financial Year *Subject to budget development as part of the annual budget submission process				
9. Mapping software implementation to capture and report on data in relation to the surveying and treatment of mosquitoes.	Health & Environment Unit	Medium (\$10,000 - \$100,000)	Approximately \$40,000 - 80,000 (software for data capture)	Business case forecast to be presented during the 2021-22 financial year.

Action/Performance Indicator	Responsible unit	Cost	*Cost estimate (above BAU)	Anticipated financial year
10. Use of latest technology and equipment (such as remote sensor and BioGents traps) to increase surveillance of tidal inundations and mosquito populations and locations.	Health & Environment	Medium (\$10,000 - \$100,000)	Approximately \$20,000 - \$40,000 including software/equipment	Business case forecast to be presented during the 2021-2022 financial year.
2022-23 Financial Year *Subject to budget development as part of the annual budget submission process				
5. Explore options and viability of alternative treatments such as barrier treatments for Council sites, evacuation centres and community events.	Health & Environment Unit	Medium (\$10,000 - \$100,000)	Approximately \$30,000 (scope conducive areas), \$10,000 (chemical)	Business case forecast to be presented during the 2022-23 financial year.
2023-24 Financial Year *Subject to budget development as part of the annual budget submission process				
11. Undertake a scoping study of potential freshwater breeding sites to determine possible viability including access for treatments.	Health & Environment	Medium (\$10,000 - \$100,000)	Approximately \$20,000 depending on scale/scope	Business case forecast to be presented during the 2023-2024 financial year
12. Use of latest technology such as drones to increase surveillance and minimise environmental disturbance.	Health & Environment	Medium (\$10,000 - \$100,000)	Approximately \$40,000 - \$60,000 depending on viability and possible partnerships	Business case forecast to be presented during the 2023-2024 financial year

Table 1: Summary of Action Plan items with medium costing and additional resourcing required

People

The actions listed in the Action Plan remain the responsibility of the Health and Environment Unit however consultation with specific areas in Council will be essential for effective delivery.

Environmental

The proposed Action Plan aims to meet Council's legal obligations under the *Environmental Protection Act 1994* to ensure that the Program does not cause environmental harm through the reduction and protection of habitat disturbance.

It focuses on an integrated mosquito management approach which commits to better environmental outcomes, by reducing the reliance on chemical application to incorporate all elements of an integrated mosquito management approach.

Social

As mosquitoes can be found breeding across both fresh and salt water environments, including backyards, the community play an important role in Council's Mosquito Management Program. A key aspect of the proposed Action Plan is increased community engagement and education for the community to build awareness and resilience when managing mosquitoes on their private properties and when visiting areas across the Redland City where there is increased mosquito activity.

Through this increase in community engagement and education, the community may expect Council will also be increasing their level of service delivery for the Mosquito Management Program, which has been addressed through the items in the proposed Action Plan.

Alignment with Council's Policy and Plans

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

The Mosquito Management Policy POL-2710 was adopted by Council in November 2012 and has the objective to:

"Supports Council's commitment to the minimisation of disease and nuisance caused by mosquitoes through cost effective and environmentally responsible operations."

The Policy statement outlines Council's commitments to mosquito management, with particular note to the following commitment:

"Managing the current public health risk of mosquitoes transmitting Ross River virus, Barmah Forest virus and other potentially diseases by reducing mosquito breeding in salt-marsh, fresh water sites in open space and in the urban environment.

Preventing environmental harm by complying with our obligations under the Environmental Protection Act 1994, Fisheries Act 1994 and, Marine Parks Act 2004 and; working within the Mosquito Management Code of Practice.

Maintaining appropriate capacity to effectively manage increase public health risk resulting from mosquitoes during emergencies and (declared) disasters."

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager, Planning Assessment Unit	13 May 2019	Consultation around the action items for planning consideration. Minor wording changes provided for the Action Plan.
Principle Environment and Strategic Planner, Strategic Planning Unit	2 May 2019	Consultation around the action items for planning consideration. Minor wording changes provided for the Action Plan.
Senior Conservations Officer, Parks & Conservation Services Unit	15 May 2019	Consultation. No amendments required.
Senior Communications Advisor, Media Communications & Community Engagement Unit	7 May 2019	Consultation around the action plan items. Comments provided for the communication wording in the Action Plan.
Adviser Public Place Design, City Infrastructure Group	8 May 2019	Briefing.
Senior Adviser Corporate Strategy and Performance, Corporate Planning & Transformation	11 July & 19 Sep 2019	Consultation around Mosquito Management Plan and Action Plan governance and the development and implementation of the Action Plan.
Group Manager, City Planning & Assessment	19 September 2019	Consultation on future planning considerations. No concerns raised.
Councillors	9 November 2019	Workshop in regards proposed Action Plan

OPTIONS**Option One**

That Council resolves as follows:

1. To adopt the *Mosquito Management Action Plan 2019-2024*.
2. To consider funding for the actions identified in the *Mosquito Management Action Plan 2019-2024* as part of the annual budget development process and presentation of relevant business cases.

Option Two

That Council resolves to not adopt the *Mosquito Management Action Plan 2019-2024*.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To adopt the *Mosquito Management Action Plan 2019-2024*.
2. To consider funding for the actions identified in the *Mosquito Management Action Plan 2019-2024* as part of the annual budget development process and presentation of relevant business cases.



Attachment 1



Mosquito Management Action Plan

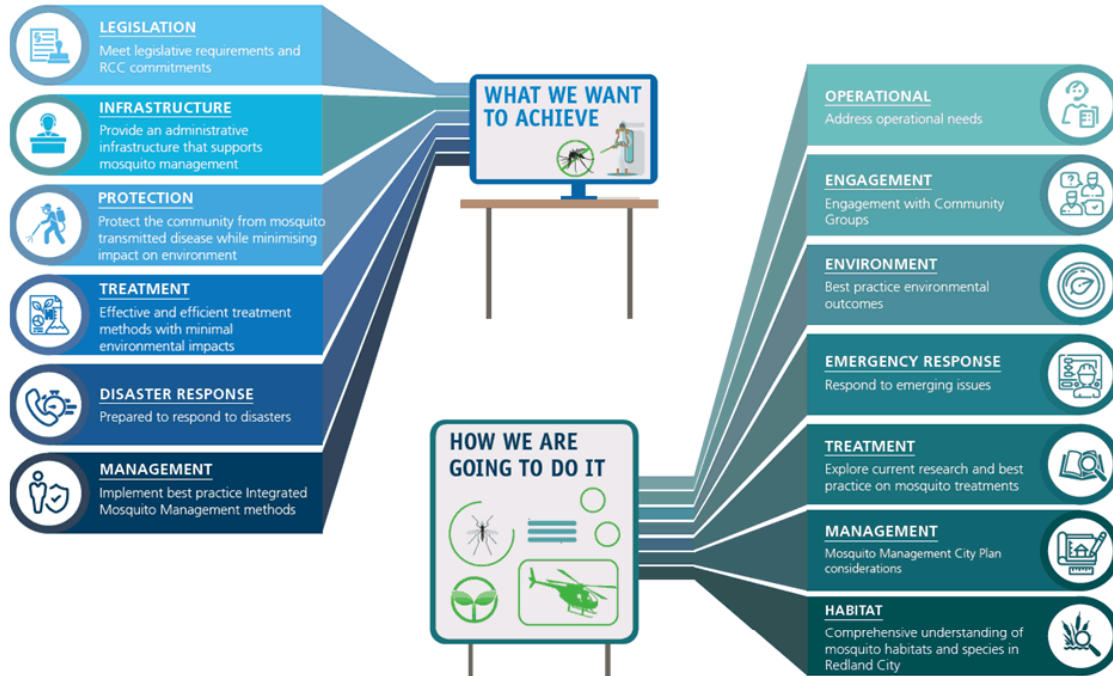
2019 – 2024



Contents Page

- 1. Introduction**
- 2. Overview of Mosquito Management Program**
 - 2.1 Legislative Obligations
- 3. Mosquito Management – Five year snapshot**
 - 3.1 Ground & Aerial Treatments
 - 3.2 Customer Request Figures
 - 3.3 Surveillance
- 4. Program Pressures**
 - 4.1 Disaster Events
 - 4.2 Climate Pressures
 - 4.3 Urban Development
- 5. Mosquito Management Program Analysis**
- 6. Gap Analysis – Identified Short Term Strategies**
 - 6.1 Appropriate resourcing
- 7. Gap Analysis – Identified Intermediate Strategies**
 - 7.1 Engagement with Community Groups
 - 7.2 Best Practice Environmental Outcomes
 - 7.3 Pro-active Surveillance
 - 7.4 Data Collection & Extraction (software)
 - 7.5 Data Collection & Extraction (technology)
 - 7.6 Alternative Treatments
- 8. Gap Analysis – Identified Long Term Strategies**
 - 8.1 Mosquito Management Planning Considerations
 - 8.2 Scoping Study – Freshwater Mosquito Surveillance
 - 8.3 Data Collection & Extraction (drone technology)
- 9. Action Plan: Summary Gap Analysis & Performance Indicators for the Mosquito Management Program**
- 10. Summary**
- 11. References**
- 12. Appendix**

Mosquito Management Action Plan 2019 - 2024



Acronyms

Indicative Costs

High*	Over \$100,000
Medium*	\$10,000 – \$100,000
Low*	Below \$10,000
BAU	Business as Usual - Absorbed in existing operational budget

*Subject to budget considerations and business cases presented to Council.

Time Frames

Short	The actions will commence in the next 12 months
Intermediate	The actions will be undertaken in the next 2 years
Long	The actions will be undertaken in the next 5 years

Mosquito Management Action Plan 2019 - 2024

1.0 Introduction

Located along the Moreton Bay Marine Park, Redland City has unique coastal and freshwater environments that provide various species of flora and fauna the ability to grow and thrive. These unique environments found within the Redlands, particularly along the bayside, provide ideal breeding grounds for the saltmarsh mosquito, *Aedes vigilax*. In freshwater wetlands, the *Culex annulirostris* mosquito can be found breeding in low-lying areas among vegetation after heavy rain events. These species of mosquito pose a significant public health risk to the Redlands community as they are able to transmit diseases such as Ross River virus, Barmah Forest virus and Kunjin.

Council acknowledges the risk mosquitoes present to the community and is committed to the delivery of year round mosquito management services that are cost effective and environmentally responsible. The Mosquito Management Policy (POL-2710) outlines Council legislative obligations under the *Public Health Act 2005*, *Environmental Protection Act 1994*, *Fisheries Act 1994* and *Marine Parks Act 2004*. Supporting documents to this policy, such as the Mosquito Management Plan, Mosquito Management Operational Plan and Communication Strategy, provide clear performance indicators and strategies to effectively deliver the Mosquito Management Program.

While Council currently provides resources for the Mosquito Management Program, it is expected that factors such as climate change, urban development and expanding population growth will identify a greater need for future mosquito management services in the Redlands. This Mosquito Management Action Plan consists of a review of the current Mosquito Management Program. It provides a snapshot of the current status of the Mosquito Management Program and identifies gaps that impact on the effectiveness of the current program, as well as strategies to overcome these gaps and potential opportunities for future planning.

2.0 Overview of the Mosquito Management Program

Redland City is impacted by both freshwater and saltmarsh mosquito species. Breeding areas are found across Redland City, including the Southern Moreton Bay Islands and smaller uninhabited islands. Council currently monitors and treats mosquitoes in saltmarsh environments along the Redlands Coast and some freshwater locations. To treat along the Redland Coast which is located in the Moreton Bay Marine Park, Council must ensure all appropriate permits, such as the Marine Park Permit, are in place and compliance with any site specific conditions.

On average, 9500 hectares of land is treated in Redland City via ground and aerial applications each year. The treatments target mosquitoes in their larval form using chemicals registered for use by the *Australian Pesticides and Veterinary Medicines Authority* and Council's Marine Park Permit. In combination with these treatments, regular surveillance is also undertaken across the city to monitor the species of mosquitoes and their activity levels. Council's Pest Management Team, consisting of four operational staff and a Team Coordinator, are

Mosquito Management Action Plan 2019 - 2024

responsible for delivering Council's Mosquito Management Program. While treatments form a significant aspect of the Mosquito Management Program, other aspects also include community engagement, exotic incursion and disaster management preparation and regional consultation through groups such as the Mosquito and Arbovirus Research Committee (MARC), Regional Mosquito Management Group (RMMG) and North East Moreton Mosquito Organisation (NEMMO).

2.1 Legislative Obligations

Under Chapter 2 of the *Public Health Act 2005*, Council is legally obliged to undertake mosquito management activities as mosquitoes are a designated pest and capable of transmitting disease to humans. The Mosquito Management Program is defined by an overarching Council Policy – *POL-2710 Mosquito Management* that outlines these legislative obligations and aligns with Council's *Corporate Plan 2018 - 2023* under two key outcome areas; *Healthy Natural Environment* and *Strong and Connected Communities*. The program commitments, strategies and performance indicators are detailed in the Mosquito Management Plan. The Mosquito Management Plan and Policy were endorsed by Council Resolution on 28 November 2012, with minor administrative changes approved on 20 September 2017. It is noted that the Mosquito Management Plan is a publicly available document on Council's webpage.

Under section 319 of the *Environmental Protection Act 1994*, it states that "a person must not carry out any activity that causes or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to minimise the harm." In acknowledgement of these environmental risks associated with mosquito management, the *Mosquito Management Code of Practice 2014* (the "Code of Practice") was prepared by the Local Government Association of Queensland (LGAQ) and the Queensland Government Department of Environment and Science (DES) to assist councils in demonstrating that all reasonable and practicable steps are taken to prevent environmental harm. The Code of Practice advocates for Integrated Mosquito Management that incorporates both reactive and proactive methodologies such as public education and awareness. Integrated Mosquito Management (Appendix 1) is the implementation of a number of mosquito management techniques to collectively contribute to the management of mosquitoes in a way that may reduce reliance on chemicals to decrease mosquito numbers and disease risk, taking into account environmental impact, sustainability and cost effectiveness (LGAQ, 2014).



Mosquito Management Action Plan 2019 - 2024

Redland City Council's *Mosquito Management Plan 2017 - 2024* has been drafted in accordance with the *Mosquito Management Code of Practice* which includes specific strategies that need to be delivered in order to align with these Integrated Mosquito Management methodologies.

The *Mosquito Management Plan 2017 - 2024* identifies seven outcome areas which are supported by objectives, key strategies and performance indicators. These outcomes and objectives are:

Outcome Area	Objective
Governance	To meet legislative requirements and Redland City Council commitments
Administration	To provide an administrative infrastructure that supports mosquito management
Community Engagement and Education	The Redlands Coast community is educated about how they as individuals can reduce their contact with mosquitoes
Environment	To protect the community from mosquito transmitted disease and nuisance while limiting the impact on environment
Treatment	To apply effective and efficient treatment methods with minimal impacts on the environment
Emergency Response	To be prepared to respond to disasters
Research	To implement best practice Integrated Mosquito Management methods

3.0 Mosquito Management – Five year review snapshot

Over the past five years, Council has run an effective program in managing mosquito breeding in various locations across Redland City. A crucial part of the Mosquito Management Program is surveillance of areas subject to tidal inundation and the capacity to hold water following rain events. Regular surveying of these identified mosquito breeding sites is undertaken across the city. Data is collected from each site, such as mosquito species, number of larvae and the stage of growth to which the mosquito has progressed. Where sites are positive for mosquito breeding, treatments are undertaken to reduce numbers.

The data collected through surveys assist in the coordination of treatments, as mosquito larvae will go through four growth periods known as instars. Treatments ideally are targeted during 2nd and 3rd instar, as this allows sufficient time for post-surveying to be conducted which checks for mortality and overall effectiveness of the treatments.

Post aerial treatment surveillance is undertaken of all treated sites to determine the effectiveness of the treatments. Where surveillance identifies the treatment has not achieved the desired mortality rate, the area is re-treated. When conducting treatments, the bacteria *Bacillus huringiensis israelensis* (referred to as Bti) is the most preferred product as it is cost effective and has little resistance. *S – Methoprene* is also used when surveillance indicates that a treatment has not achieved the desired mortality rate and where mosquito larvae are more developed. While effective, *S – Methoprene* is not as cost effective and can be labour intensive when conducting post treatment surveys.

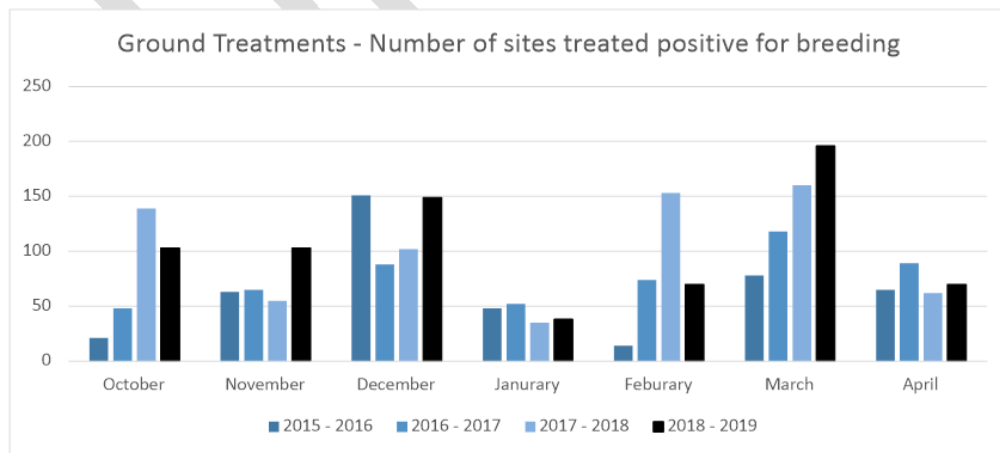
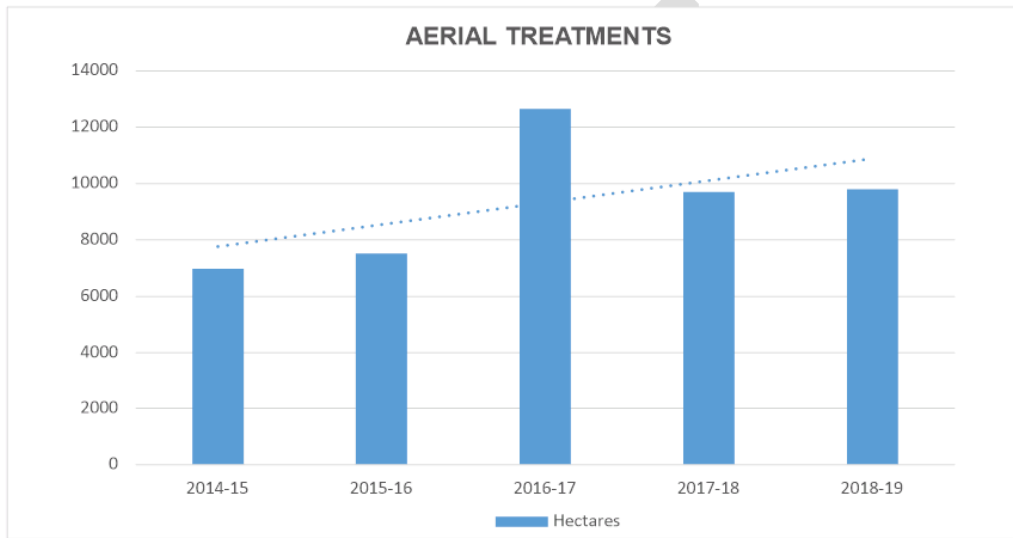
While aerial and ground treatments are an effective means of managing mosquito numbers, Council also provides education to residents on personal protective measures. This advice is available on Council's website, on pamphlets in Council facilities and advertised on the Bay Island Ferries.



Mosquito Management Action Plan 2019 - 2024

3.1 Ground and Aerial Treatments

Over the past five years, aerial and ground treatments have increased in both frequency and land coverage. During the 2016 - 17 financial year, above average tidal inundations and significant weather events resulted in 24 aerial treatments covering more than 12,000 hectares of land. Of these 24 aerial treatments, 18 were due to tidal inundation and six due to rain events. Data trends also indicate that above average treatments occurred during the 2017-18 period with 21 aerial treatments conducted covering 9,702 hectares and 17 aerial treatments covering 9800 hectares during the 2018-19 period.



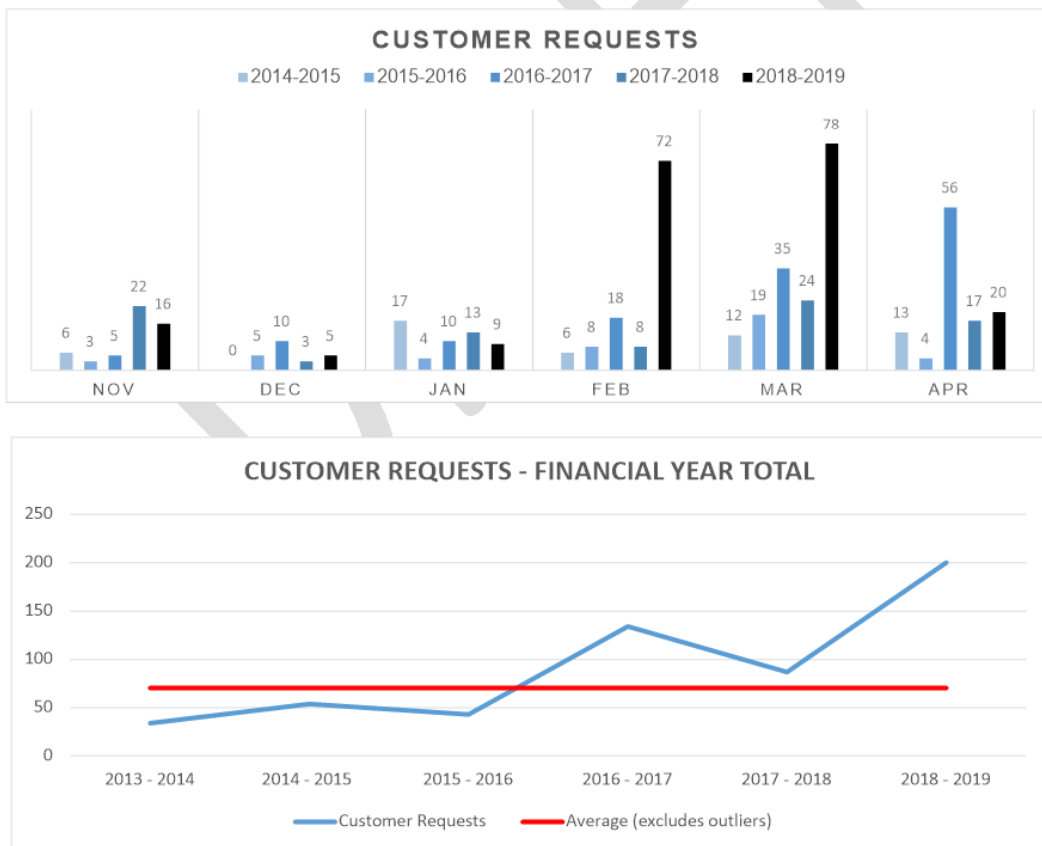
Mosquito Management Action Plan 2019 - 2024

3.2 Customer Request Figures

As part of Council's Mosquito Management Program, data is collected in relation to customer request figures. During peak mosquito breeding season, Council will experience a higher number of requests, as mosquito numbers are elevated which creates a nuisance for many residents. During the 2018 – 19 reporting period, Council received 129 additional mosquito customer requests above the average number received annually. While this coincides with the significant tidal events, warm temperatures and rain events experienced during February and early March, the past three years have shown above average customer requests received annually.

While some requests may be in relation to mosquitoes on private property, the Mosquito Management Program is limited to Council and Crown Land. Advice is provided to customers on ways to minimise mosquito breeding on their properties with this information also being available through other media outlets such as social media, pamphlets and Council's website.

There is a clear trend that customer requests are increasing and this is expected to continue based on factors such as increased population and changes to climate.

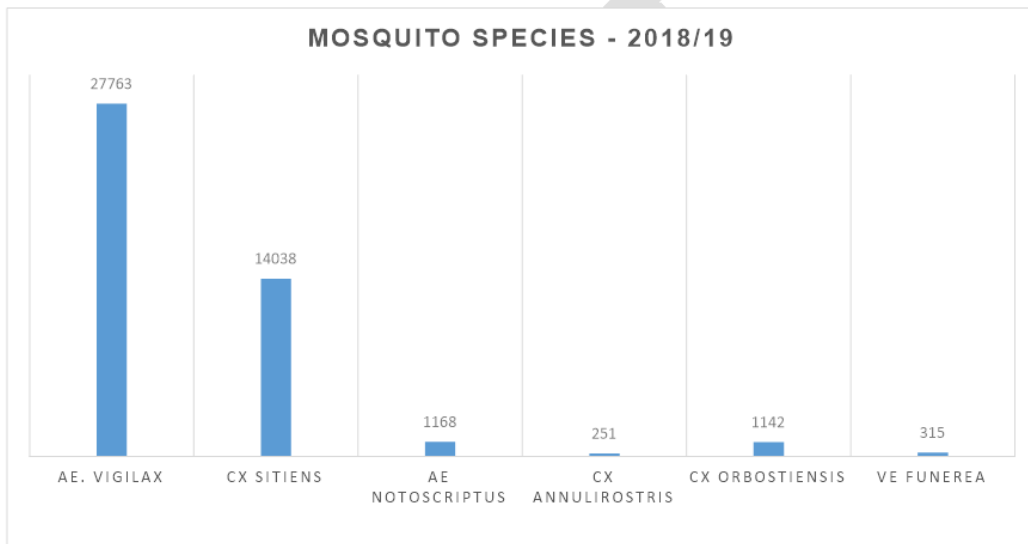


Mosquito Management Action Plan 2019 - 2024

3.3 Surveillance

Surveillance of mosquitoes is a key function of the Mosquito Management Program. Light traps are used across various locations in Redland City to monitor the number of mosquitoes and the species found within each of these areas.

Redland City is impacted by various mosquito species however monitoring during the 2018-19 period showed the *Aedes Vigilax* and *Culex Sitiens*, both estuarine breeding species, were the most common mosquito species collected. Surveillance helps inform where treatments are needed the most, particularly when mosquito activity is elevated during peak mosquito breeding season.



4.0 Program Pressures

4.1 Disaster Events

Redland City has been impacted by significant disaster events over the past five years, ranging from floods to fires. These disasters not only impact the community but also place strain on Council resources, particularly in relation to mosquito management services. Depending on the disaster event, mosquito management services must adapt to respond to the emergency situation. For instance, where there are severe rain events or exotic incursions, aerial treatments and ground treatments may be required at very short notice across large areas in order to protect public health. This would therefore necessitate extensive resources for staffing, chemicals and available equipment. In situations where there is a declared emergency, fogging or other alternative treatments may also be necessary to protect public health which would need to consider community perception and concerns, as well as potential environmental impacts.

In 2017, Queensland experienced above average temperatures and rainfall, including a disaster event; Cyclone Debbie in late March. Records were set for maximum temperatures in Queensland, with Brisbane experiencing the hottest February day on record, 3.5°C above average (*Australian Government, Bureau of Meteorology, 2017*). These extreme temperatures and rain events resulted in 74 sites in February testing positive to mosquito breeding and 118 sites testing positive in March as compared to the previous year of 14 sites in February 2016 and 78 sites in March 2016. As a result of these increased temperatures and rain events, Council increased the number of aerial treatments in order to protect the community, with 24 aerial treatments being conducted for mosquito management during the 2016-17 financial year.

To ensure Council's Pest Management Team are prepared and capable of responding to disaster events, regular training and appropriate resources including vehicles and staff are an important aspect.

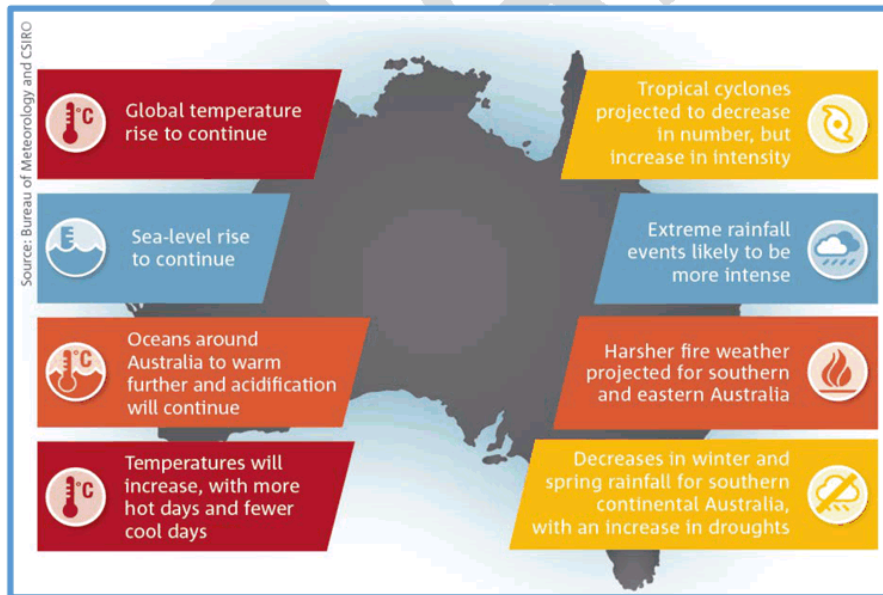


4.2 Climate Pressures

Climate variance plays an important role in the future planning of mosquito management. Mosquito management services are entirely weather dependant, with the city impacted by both rain and tidal events. Increased rain events and rise in sea level attributed to climate variance will provide greater opportunity for mosquito breeding in fresh water wetlands, mangrove and saltmarsh areas. Combined with higher temperatures, this will encourage optimal breeding conditions for mosquitoes and increase the potential risk of mosquito transmitted diseases to the community.

The Bureau of Meteorology and CSIRO monitor climate change in Australia and have released the *State of the Climate 2018* report which explains the changes and variability of Australia’s current and future climate. The report outlines key points for future climate change; of particular note for Redland City is the rise in sea level, increase in intense rain events and increase in global temperature resulting in shorter winter seasons where generally mosquito breeding is reduced.

These changes have the potential to impact on the Program effectiveness, particularly when considering operational expenses, staff resources and fatigue management. Currently peak mosquito breeding season generally occurs between October to April with current budget allocation to cover contractor, employee and chemical costs for this period. Should the peak mosquito breeding season expand past these months, it would be expected that the number of mosquito treatments and employee resources would also need to increase and therefore require consideration in future planning of the Mosquito Management Program.



Source: *Climate change impacts for Australia 2016*, Bureau of Meteorology and CSIRO

4.3 Urban Development

Urban development plays a vital role in economic growth and community development in Redland City. Recent years have shown an increase in urban and infill development along the bayside suburbs, such as Redland Bay and Victoria Point, where there are some of the largest known mosquito breeding sites across the city. There is also significant capacity for the population of the Southern Moreton Bay Islands to increase substantially given the current number of undeveloped building lots.

The development of residential properties near saltmarsh and intertidal mudflats are of particular concern, given the close proximity to the breeding areas of the saltmarsh mosquito, *Aedes vigilax*. This mosquito is capable of flying up to 10km in search of a blood meal and is a persistent biter (QIMR Berghofer, 2019). While mosquito aerial and ground treatments are an effective way to minimise mosquito breeding, better planning during the development application stage will provide an opportunity for additional mosquito management measures to be incorporated into developments, such as buffer areas/ breezeways, dwelling construction requirements (such as midge-proof screened windows and doors) and engineering designs for stormwater management.

Further consideration needs to be given to urban development encroaching on identified mosquito breeding sites. Residents living closer to mosquito breeding sites may be at greater risk of contracting mosquito borne diseases, with Council also likely to be impacted through increased customer requests. Over the past three years, Council has received 550 mosquito customer requests, with a sample in February 2019 showing 59 customer requests received over just three days following a tidal event.

Figure 2: Redland Bay urban development aerial imagery comparison



Red E Map 1998 Historical Image










Red E Map Nearmap Latest Imagery 2019

Mosquito Management Action Plan 2019 - 2024

5.0 Mosquito Management Program Review Analysis

For Council to be able to demonstrate compliance with the *Mosquito Management Code of Practice 2014* each strategy listed under the *Mosquito Management Plan 2017 - 2024* must be implemented. An analysis has been undertaken of the current Mosquito Management Program, including the strategies under the Mosquito Management Plan.

There are seven key outcome areas listed in the Mosquito Management Plan, each outcome area is supported by objectives, key strategies and performance indicators. Each Outcome Area has 2-5 Key Strategies to be implemented over the lifecycle of the Plan to ensure an effective mosquito control program within the city. As part of the review of the current program a summary outlining which strategies have yet to be implemented or are only partially implemented is displayed in the table below, utilising a traffic light rating system.

Outcome Area	Objective	Outcome Area Key Strategy Implementation
Governance	To meet legislative requirements and Redland City Council commitments	
Administration	To provide an administrative infrastructure that supports mosquito management	
Community Engagement and Education	The Redlands Coast community is educated about how they as individuals can reduce their contact with mosquitoes	
Environment	To protect the community from mosquito transmitted disease and nuisance while limiting the impact on environment	
Treatment	To apply effective and efficient treatment methods with minimal impacts on the environment	
Emergency Response	To be prepared to respond to disasters	
Research	To implement best practice Integrated Mosquito Management methods	
Traffic light colour system: Green: All Strategies in the Outcome Area have been achieved Orange: 1-2 Strategies in the Outcome Area have yet to be achieved Red: 3 or more of the Strategies in the Outcome Area have yet to be achieved		

Mosquito Management Action Plan 2019 - 2024

Following the review of the Mosquito Management Program an action plan was developed to address the gaps identified under each Outcome Area with an orange or red traffic light rating.

Each of the identified actions in the action plan corresponds to a strategy under the *Mosquito Management Plan 2017 – 2024*, with performance indicators, timeframes and indicative costs. While internal stakeholder engagement has been undertaken with relevant groups, the responsibility to implement each action remains with Council's Health and Environment Unit.

The Mosquito Management Program Review (gap analysis) and action plan has been divided into short, intermediate and long term strategies, to acknowledge the issues currently restricting the Program. Once these resources are addressed, the intermediate and long term strategies that have been identified will also require consideration to enable the Program to be fully resourced and sustainable for the future.

Future planning is important for the continuation of the Mosquito Management Program. While effective now, the Program will need to adapt to proactively address future pressures like urban development, and identify potential opportunities for growth, including the adoption of new technologies.

6.0 Gap analysis – Identified short term strategies

6.1 Appropriate resourcing

Strategy 4 – Resource the mosquito management program with appropriate facilities, equipment, budget, and staff to successfully implement the Redland City Council Mosquito Management Plan 2017-2024.

Mosquito treatments are entirely weather dependant and triggered by tidal inundation or rain, combined with high temperatures. Aerial treatments in particular need a full coordinated response by Council to ensure that officers are available at helicopter landing sites, conducting ground treatments in access restricted areas and surveying treated sites to determine treatment effectiveness.

During peak mosquito breeding season, both aerial and ground treatments can consume long hours, with the sole focus on targeting areas that are breeding mosquitoes to protect the community. To manage fatigue, resources are concentrated on conducting these treatments with limited time remaining to address other aspects of the Program. It is acknowledged that in order for the Mosquito Management Program to be fully implemented and future growth proactively addressed, additional resourcing may need to be accounted for in consideration of the strategies identified in the Mosquito Management Action Plan.

7.0 Gap analysis – Identified intermediate strategies

7.1 Engagement with community groups

Strategy 7 – Participate in community engagement activities and provide the community with education and information to increase awareness of protection against mosquitoes and reduction in mosquito breeding sites.

Strategy 8 – Integration of mosquito control information with other Council educational information.

Strategy 9 – Deliver educational activities that target at risk groups e.g. outdoor workers, communities living near mosquito breeding areas.

While ground and aerial treatments play an integral role in managing mosquito numbers in Redland City, residents are also encouraged to protect themselves and their properties against mosquitoes. This advice is communicated to the community through various media avenues such as Facebook posts, Twitter, media releases, flyers and posters. Council also has a dedicated web page for mosquito management that provides advice on personal protection measures and ways to reduce mosquito breeding around the home.

In recent years, online communication has gained momentum in the community, particularly with Facebook, Twitter and other social media platforms. These platforms provide an opportunity for Council to communicate to a broader audience faster than using traditional methods such as newspaper. While effective, our current online communication can be enhanced to be more interactive, enabling better accessibility to up to date information for the community. These opportunities could include live data of mosquito surveillance, numbers and prevalence across the City, along with live streaming avenues for treatment updates and educational materials.

Online communication while effective, cannot be relied upon exclusively to reach all demographics across Redland City. During the 2018-19 peak mosquito breeding season, Council experienced the highest rate of customer requests and enquiries about mosquitoes in the past five years. In light of this, other communication avenues and meaningful community engagement needs to be explored to better inform the community about mosquitoes and Council's Mosquito Management Program.

Through community engagement activities, such as attending Redland based events like Indigi Day Out and Wonderful Wildlife Day, residents will have the opportunity to engage with Council to seek information on mosquitoes, how to better protect themselves against mosquitoes and provide feedback on the effectiveness of Council's communication about mosquitoes.

Other avenues for consideration will also involve the possibility of partnering with other Council initiatives, library and school programs and continuing to build on the information provided to residents on Council's mosquito webpage. This recommendation and anticipated resources to facilitate this opportunity has been included as an action item under section 9.

Mosquito Management Action Plan 2019 - 2024

7.2 Best Practice Environmental Outcomes

Strategy 16 – Give consideration to areas of sensitive environmental value when determining treatment methods.

Redlands Coast has an abundance of natural coastline that is protected under the Moreton Bay Marine Park. Council plays an important role in maintaining these protected areas so they can be preserved for future generations. As mosquitoes breed in these areas, mosquito treatments need to reflect best practice environmental practices to minimise environmental disturbance.

Under the *Mosquito Management Code of Practice 2014*, an important component of a Mosquito Management Program is developing strategies to minimise the risk of environmental harm from mosquito management activities. These could include liaising with stakeholders to identify specific access ways in less sensitive areas, maintenance and reinforcement of existing access routes to minimise any environmental disturbance, and the possibility of alternative treatment methods through the use of advanced technology should also be explored

An important aspect in reinforcing this strategy is the strengthening of internal communications between key stakeholders within Council, such as the City Operations Group. Similar to other areas in Council, the formation of a streamlined stakeholder engagement group with internal referral will enable teams to work together better to minimise the environmental footprint caused by mosquito treatments in sensitive environments. This process will provide the Pest Management Team an opportunity to notify other areas across Council of upcoming treatments and where needed engage with the City Operations Group. It is anticipated that this stakeholder engagement group would also include other Council departments that are involved in projects that may have an impact on mosquito breeding locations or affect what type of treatments are undertaken.

7.3 Pro-active surveillance

Strategy 9 - Deliver educational activities that target at risk groups e.g. outdoor workers, communities living near mosquito breeding areas.

Strategy 22 – Prepared to respond to emerging issues.

Surveillance remains a critical element of the Mosquito Management Program. Two types of traps are used for monitoring, however one targets exotic mosquitoes such as *Aedes albopictus* and the other local mosquitoes such as *Aedes notoscriptus* already found within the City.

Aedes notoscriptus, a container breeding mosquito commonly found breeding in backyards, presents a year round nuisance and potential public health risk to the Redland's community, as they transmit Ross River virus. While known as a common backyard mosquito breeder, *Aedes notoscriptus* are also found in commercial areas conducive to their natural breeding environment such as old vehicle tyres and containers.

Exotic container breeding mosquitoes such as the *Aedes aegypti* and *Aedes albopictus* can also be found breeding in commercial areas. Recent exotic incursions in nearby Local Government Areas in South-East Queensland have been linked to commercial businesses.

Mosquito Management Action Plan 2019 - 2024

Within the city, there are many commercial businesses that conduct activities that could have the potential to breed mosquitoes. These include, motor vehicle workshops storing tyres and boat repair businesses where water can be found pooling in boat hulls.

Across Redlands Coast there are a number of sites that are routinely monitored for mosquitoes using traps. These sites are located on Council land such as public open space and generally do not extend into commercial businesses or privately owned land. It is important to protect the community from these emerging issues and to educate businesses on how to effectively implement mosquito management controls. To expand the monitoring of both local and exotic mosquito species that can be found breeding within these types of premises, pro-active inspections can be an effective form of surveillance and education for high risk businesses.

7.4 Data collection & Extraction (software)

Strategy 21 – Keep up to date with best practice and current research, including international, national and local mosquito treatment methods and cost-effectiveness.

A key component of running a targeted Mosquito Management Program is the collection and extraction of data. Data can identify the trends being experienced by the community in real time which enables Council to respond appropriately. Effective data collection also provides an opportunity for Council to collect information and statistics on mosquito activity across the city so that treatments can be better targeted to where they are needed the most. Other benefits also include increasing the capabilities and ease of data sharing between stakeholders and providing accurate and up to date data to the community.

While trending data is important for the Mosquito Management Program, Council is also legislatively obligated to keep certain records about the types of mosquitoes found within Redland City and the chemicals used for mosquito treatments, including where the product has been applied and at what rate. This reporting is provided to the State Government on an annual basis.

Council currently utilises mapping software which stores locational data only. A project is proposed to increase efficiencies and streamline the reporting platforms for mosquito management, including the use of remote technology. The project will include asset capture, collection of data and creating reports that links to Council's Business Intelligence (BI) program. It is acknowledged that additional software will be required, to enable the capacity of capturing live data in the field. This recommendation and anticipated resources to facilitate this opportunity has been included as an action item under section 9.

7.5 Data collection & Extraction (technology)

Strategy 21 – Keep up to date with best practice and current research, including international, national and local mosquito treatment methods and cost-effectiveness.

Recent advances in remote technology are emerging in the mosquito management industry due to their extensive benefits for local councils. Remote technology enables officers to collect and enter data in the field, saving on both officer time and reducing inefficiencies. Remote sensors and BioGents Traps are innovative technology that can be set up in known mosquito breeding areas to assist with monitoring of tidal inundations and mosquito numbers within the

Mosquito Management Action Plan 2019 - 2024

area. The remote sensor software allows a trigger alarm to be set for a certain tide height, helping identify the extent of inundation and potential treatment areas. While the BioGents Traps automatically identify the number of mosquitoes present in a specific area to target treatments where they are needed most. This technology, allows officers access to live data streaming, that if utilised, could allow officers to better plan their daily work, reduce overtime expenditure and avoid unnecessary travel to areas that potentially have not yet been inundated or are unaffected by mosquitoes. This has been considered under section 9 of the Mosquito Management Action Plan.

7.6 Alternative Treatments

Strategy 15 – Review the available treatment methods and best practice procedures to best inform mosquito control methods.

Strategy 17 – Review treatment options effectiveness on annual basis and adjust preferred methods to reflect findings.

Across Redlands Coast, tourism and events are promoted and encouraged in the community. With the increase in visitors and residents participating in events across the city, further research into the viability of alternative mosquito management services that are of benefit to the community should be explored.

Community events in the city generally start during the early morning hours (such as triathlons, sporting events etc.) or late afternoon periods, which coincides with when mosquitoes are most active. This increases the risk of exposure to mosquitoes that affects not only the amenity of an event, but can also pose a health risk if personal protective measures are not taken.

While research is still underway to determine long term effectiveness, some councils are conducting barrier treatments around venues where events are held to help manage adult mosquito numbers. Barrier treatments may also play a role during disaster events, in particular at evacuation centres. Following a disaster event, such as flooding, barrier treatments may be an effective way to manage adult mosquito numbers around evacuation centres where there may not be appropriate personal protective measures in place.

For a barrier treatment to be effective, there needs to be enough contact surface for the product to adhere too. The treated surface also needs to be located in such a way that harm to other important species of insect are managed. To determine whether alternative treatments such as barrier treatments are a viable option for Council, further research has been identified under section 9 in the Mosquito Management Action Plan.



8.0 Gap analysis – Identified long term strategies

8.1 Mosquito management planning considerations

Strategy 13 – Redland City Council provides a liveable environment where mosquito nuisance is managed.

Strategy 11 – Council is committed to Integrated Mosquito Management – the implementation of a number of mosquito control techniques with the intent to reduce its reliance on chemicals, to reduce mosquito numbers and disease risk, taking into account environmental impact, sustainability and cost effectiveness.

Across Redland City, urban and infill development is occurring closer to mosquito breeding sites. Under the previous Redlands Planning Scheme Version 7.2 and current City Plan, mosquito management provisions are not able to be considered as part of a standard Development Application. Consequently properties may not fully be designed to prevent mosquitoes breeding or harbouring in areas that experience elevated mosquito activity.

A rare opportunity for Council to address mosquito and biting midge through a development process occurred in 2015 with the Shoreline development. The Shoreline development proposed to construct dwellings along the bayside, where one of the largest saltmarsh mosquito breeding areas is located in Redland City. The development application type was to vary the Redlands Planning Scheme which allowed Council and the Developer to incorporate mosquito and biting midge management into the design of the development.

The *Biting Insect Management Plan* was drafted which outlined a management framework, monitoring and building design in response to biting insects, such as mosquitoes and biting midge. This management plan will continue to be used throughout each stage of the Shoreline development for dwelling houses, open space concepts, landscaping and engineering designs. While effective to an extent, urban encroachment on mosquito breeding sites still remains a concern as it increases the potential risk of exposure to mosquito transmitted diseases.

Across the border in New South Wales, Ballina Shire Council has incorporated mosquito management provisions under *Chapter 2 – General and Environmental Considerations* of their *Development Control Plan*. This section applies to all zones and development which aims to; *minimise nuisance and health risks associated with mosquitoes; and minimise human contact with mosquitoes*. 'Development Controls' are listed that specify building requirements such as insect screening for dwellings and rainwater tanks. Depending on the location and scale of development, additional requirements are also in place for buffers, stormwater management, and entomological assessments.

This proactive approach to mosquito management ensures developers are made aware of the potential health risks posed by mosquitoes and that appropriate steps are taken to minimise this risk to the future property owners and occupiers. With the recent introduction of the new Redland City Plan, mosquito management advice was not able to be incorporated as part of the assessable criteria for developments; however options for a Planning Scheme Policy, similar to Ballina Shire Council, should be explored.

It is acknowledged that while there are limitations to inclusions in the City Plan for mosquito management, other avenues can also be explored strategically across various departments

Mosquito Management Action Plan 2019 - 2024

in Council. These may include integrating mosquito management advice within existing Council strategies or plans where there is the potential to influence the design of a proposed development site, to minimise mosquito breeding areas and the impacts on residential amenity.

Within Council, there are various project proposals that require consideration for the management of mosquitoes. Where Council may promote an area for public use that is in close proximity to known mosquito breeding sites, measures should be taken to inform residents and visitors of the potential risks to public health. This may include signage displayed in a prominent position advising residents and visitors to take precautions in protecting themselves from mosquitoes by wearing insect repellent and wearing light-coloured, long loose-fitting clothing. To facilitate these opportunities for mosquito management planning considerations and integration into existing project proposals, resourcing for the implementation has been provided under section 9 in the Mosquito Management Action Plan.

8.2 Scoping Study – Freshwater mosquito surveillance

Strategy 23 – Develop an ongoing comprehensive understanding of the mosquito habitats and species in Redland City.

Given the number of environmental, social and financial constraints, the Mosquito Management Program currently does not expand to the treatment of mosquitoes in all freshwater sites. Surveillance through the current Mosquito Management Program has indicated that fresh water mosquito species, such as *Culex annulirostris*, are found within the city however there is limited data to identify freshwater mosquito breeding locations or if treatment in these areas is warranted. For this reason, a scoping study through an external agency is recommended to conduct research and investigations into the possibility of treating mosquitoes in freshwater locations across the Redlands.

As part of this scoping study, additional surveying of freshwater locations such as parkland and conservation areas would need to be conducted to effectively identify mosquito species, density and freshwater mosquito breeding sites. This data would then provide a baseline to determine whether there is a need to expand the current Mosquito Management Program to target freshwater mosquitoes to manage the potential transmission of diseases, such as Ross River Virus, in the community.

Treating in freshwater locations, such as conservation and parkland while possible, requires extensive consideration of the environmental and social impacts. These impacts include but are not limited to, vegetation disturbance from vehicle and equipment, track marks and the public perception of chemical use, as generally freshwater sites are found in closer proximity to residential areas. While community perception does not negate the need for treating mosquitoes this will need to be addressed in the scoping study and when considering new technology and treatment locations.

To facilitate this scoping study a Business Case and proposal will be put forward for consideration in the 2021/22 financial year. The Business Case will outline the key aspects of the scoping study including the background, benefits, and potential cost implications for Council.

Mosquito Management Action Plan 2019 - 2024

8.3 Data collection & extraction (Drone Technology)

Strategy 21 – Keep up to date with best practice and current research, including international, national and local mosquito treatment methods and cost-effectiveness.

Recent advances in remote technology have provided an opportunity for Council to explore better ways to undertake mosquito surveillance and treatments.

In partnership with MARC, the Queensland Institute of Medical Research Berghofer and other industry bodies, Council will continue to explore new technology such as drones to assist with mosquito treatments, including the collection of data such as vegetation density and topography of a treatment site. Advanced technology may also play a role in assisting during disaster management or exotic incursions for increased surveillance and monitoring of sites.

The benefits of using this technology are particularly favourable towards better environmental outcomes, such as minimising vegetation disturbance through the access and treatments of mosquito breeding sites in sensitive environments. Currently, treatments are delivered through aerial and ground application, which often involves some element of vegetation disturbance due to the use of quad bikes.

From an operational perspective, remote technology such as drones are able to increase response times and efficiencies through the capture of real time data when undertaking surveillance and the treatment of access restricted sites. This in turn reduces the risk placed on officers when entering sites with unstable ground/mud, encountering trip hazards and in summer heat stress and fatigue.

While there are some hurdles to overcome with remote technology, Council aim to explore treatment options and data collection opportunities with drones. To ensure the continuation of these projects, resources such as equipment, chemicals, officer time and active participation in MARC research have been considered and included under section 9 of the Mosquito Management Action Plan.



9.0 Action Plan: Summary of Gap Analysis & Performance Indicators for the Mosquito Management Program

Following the identification of the gaps in the current Mosquito Management Program, outlined in sections 6 to 8 of this action plan, a summary has been provided below to indicate which of the strategies under the *Mosquito Management Plan 2017 – 2024* will be addressed over the next five years. These strategies are categorised under each of the seven Outcome Areas of the *Mosquito Management Plan 2017 – 2024*, using the “traffic light rating system” as explained in section 5. Any costs associated with the Action Plan will be subject to formal Council consideration through the annual budget development and planning process.

Mosquito Management Outcome Area: Administration

Objective: To provide an administrative infrastructure that supports mosquito management.

Action Item #	Strategy	Performance Indicator	Timeframe	Indicative Cost
1	Resource the mosquito management program with necessary facilities, equipment, budget, and staff to successfully implement the Redland City Council Mosquito Management Plan	Appropriate resourcing Review existing resources and identify any additional resources needed for the Pest Management Team to ensure that Program commitments can be met under Council’s Mosquito Management Plan.	Short Term	Medium

Mosquito Management Outcome Area: Community Engagement and Education

Objective: The Redlands community is educated about how they, as individuals, can reduce their contact with mosquitoes.

Action Item #	Strategy	Performance Indicator	Timeframe	Indicative Cost
2	Delivery of educational information and activities to communities, in particular high risk groups e.g. outdoor workers, communities located near mosquito breeding areas.	Community engagement activities and enhanced online communication Engage in local temporary entertainment events such as Indigi Day Out and explore other engagement opportunities through Council initiatives, libraries or school programs. Explore opportunities for enhanced online communication to be more interactive, enabling better accessibility to live information for the community.	Intermediate	Medium

Mosquito Management Action Plan 2019 - 2024

Mosquito Management Outcome Area: Environment

Objective: To protect the community from mosquito transmitted disease and nuisance while limiting the impact on the environment.

Action Item #	Strategy	Performance Indicator	Timeframe	Indicative Cost
3	Council provides a liveable environment where mosquito nuisance is managed.	Mosquito management planning considerations Undertake consultation with Council's Planning Assessment Team and Strategic Planning Unit to explore opportunities for mosquito management to be incorporated through the planning/development process.	Long Term	BAU
4	Council provides a liveable environment where mosquito nuisance is managed.	Mosquito management signage Signage (similar to neighbouring councils) to be installed in public spaces located in close proximity to mosquito breeding sites.	Long Term	Low
5	Council provides a liveable environment where mosquito nuisance is managed.	Alternative treatments Explore options and viability of alternative treatments such as barrier treatments for Council sites, evacuation centres and community events.	Intermediate	Med

Mosquito Management Outcome Area: Treatment

Objective: To apply effective and efficient treatment methods with minimal impacts on the environment.

Action Item #	Strategy	Performance Indicator	Timeframe	Indicative Cost
6	Give consideration to areas of sensitive environmental value when determining treatment methods.	Habitat modification and maintenance for treatment access Working with stakeholders such as Conservation Services Unit to identify key conservation areas to preserve and establish access points for treatments and habitat modification for mosquito management.	Intermediate	Low
7	Give consideration to areas of sensitive environmental value when determining treatment methods.	Internal networking for best practice environmental outcomes Explore opportunities between the City Operations Group, Pest Management and other relevant areas of Council, to establish a stakeholder engagement process for officers to ensure best practice environmental outcomes for mosquito management both strategically and operationally.	Intermediate	BAU

Mosquito Management Action Plan 2019 - 2024

Mosquito Management Outcome Area: Research

Objective: To apply effective and efficient treatment methods with minimal impacts on the environment.

Action Item #	Strategy	Performance Indicator	Timeframe	Indicative Cost
8	Prepared to respond to emerging issues.	Proactive surveillance Proactive surveillance and education involving commercial businesses such as motor vehicle workshops and boat repair, for imported and container breeding mosquitoes.	Intermediate	BAU
9	Remain up to date with current research including international and national mosquito treatment methods and cost effectiveness.	Data collection and extraction Mapping Software implementation to capture and report on data in relation to the surveying and treatment of mosquitoes.	Intermediate	Medium
10	Remain up to date with current research including international and national mosquito treatment methods and cost effectiveness.	Data collection and extraction Use of latest technology and equipment (such as remote sensors and BG Traps) to increase surveillance of tidal inundations and mosquito populations and locations.	Intermediate	Medium
11	Develop an ongoing comprehensive understanding of the mosquito habitats and species in Redland City.	Scoping study Undertake a scoping study of potential freshwater breeding sites to determine possible viability including access for treatments.	Long Term	Medium
12	Remain up to date with current research including international and national mosquito treatment methods and cost effectiveness.	Data collection and extraction Use of latest technology such as drones to increase surveillance and minimise environmental disturbance.	Long Term	Medium/High

Mosquito Management Action Plan 2019 - 2024

9.0 Summary

While there are pressures such as disaster events, urban development and climate change that will impact on the Mosquito Management Program, future planning will enable Council to continue to improve upon the current Program with strategies that support the principles of Integrated Mosquito Management.

The Mosquito Management Program Review has identified a number of gaps in the current Mosquito Management Program, as summarised in section 9, which will require additional resources in order to be achieved, both in the short and long term. It is recognised that the short term gaps will need to be addressed before the Program can explore potential opportunities for growth.

Given the unique environments in the Redlands, the long term strategy to conduct a scoping study will be crucial in collecting data on mosquito species to better inform the future direction of the Program. It is anticipated that the *Mosquito Management Action Plan 2019-2024* will be an initial phase; however the recommendations of the scoping study will indicate possible opportunities to expand the Program that continues to meet the strategic and legislative commitments of Council.

10.0 References

Local Government Association of Queensland, *Mosquito Management Code of Practice*, September 2012.

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Queensland Health, *Guidelines to minimise mosquito and biting midge problems in new development areas*, March 2002:

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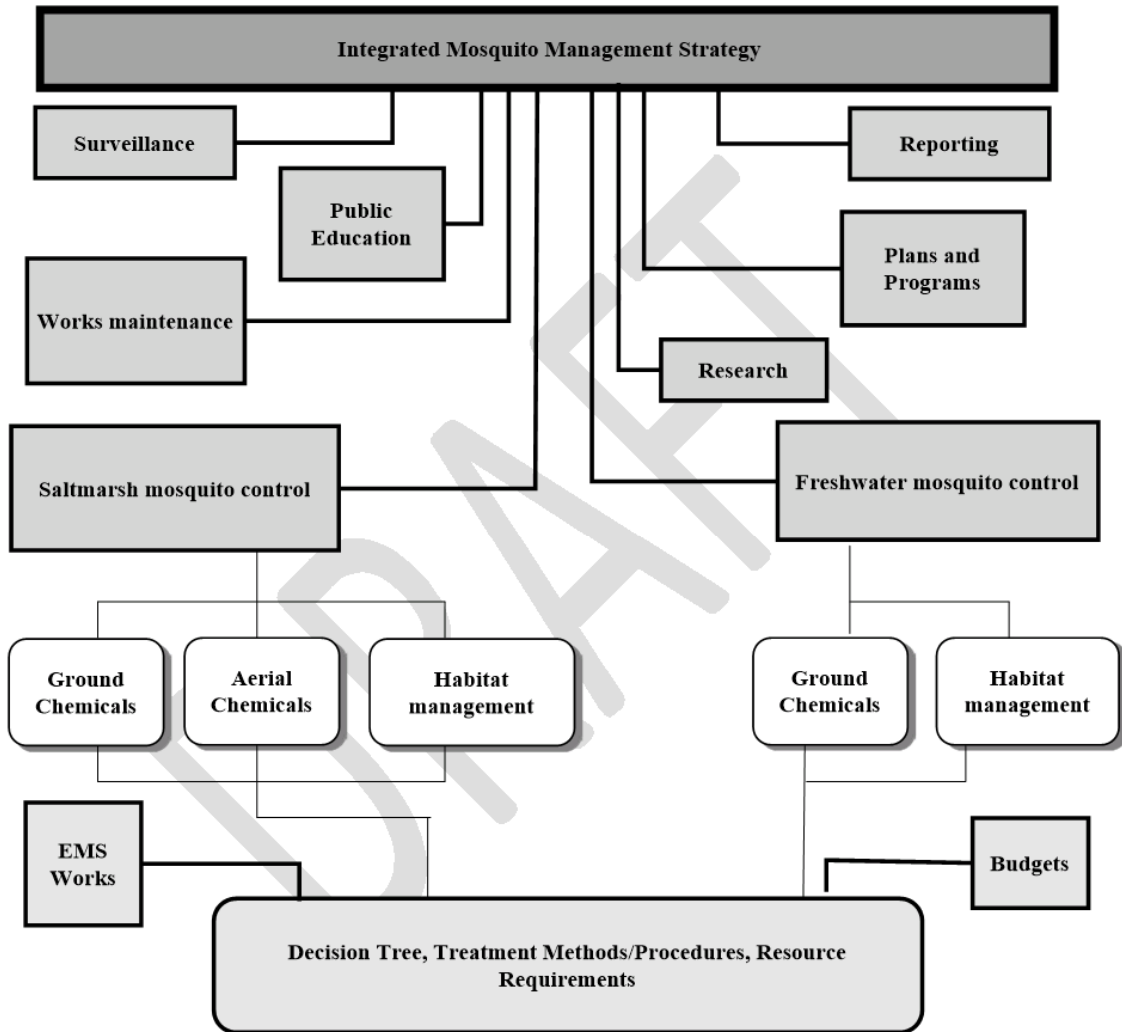
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11.0 Appendix

Appendix 1 – Integrated Mosquito Management (LGAQ, 2014)





14.4 RAL19/0061 - 275-495 SERPENTINE CREEK ROAD, REDLAND BAY**Objective Reference:****Authorising Officer:** Amanda Daly, Acting General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Justin Leach, Planning Officer**Attachments:**

1. Aerial map
2. Shoreline master plan
3. Proposal plans
4. Shoreline precinct plan
5. Vegetation clearing and fauna management plan
6. Earthworks and retaining plan
7. Landscape plans
8. SARA conditions and approved plans
9. Conditions

PURPOSE

This proposal is a request for reconfiguring a lot for one (1) into 130 residential lots and a material change of use for a park. It is referred to Council for determination.

EXECUTIVE SUMMARY

Council has received an application seeking a development permit for reconfiguring a lot on land at 275-495 Serpentine Creek Road, Redland Bay (Attachment 1), and described as Lot 11 on SP 268704, for the purpose of a one (1) into 130 residential lots subdivision, including one (1) open space lot, one (1) balance lot and new road. In addition, the proposal seeks an associated material change of use for park.

The owner of the property is Edgarange Pty Ltd and the applicant is Lendlease Communities (Shoreline) Pty Ltd c/-Saunders Havill Group.

The proposed reconfiguring a lot is code assessable as per tables 3.4.2 and 3.5.2 of the Shoreline residential precinct and Shoreline open space precinct. The material change of use for park is also code assessable as per tables 3.4.1 and 3.5.1 of the residential and open space precinct codes. The application was made in accordance with the *Planning Act 2016*.

The application has been assessed against the relevant provisions of the Shoreline Plan of Development (POD) and the Redlands Planning Scheme (RPS) V6.2 and the proposed development is considered to comply with these planning instruments.

The key issues identified in the assessment are:

- Compliance with the Shoreline Preliminary Approval (PA)
- Lot configuration and density
- Traffic and road network
- Stormwater management
- Retaining structures
- Wastewater
- Landscaping
- Water supply

- Infrastructure Agreement (IA).

It is recommended that the application be granted a development permit subject to conditions.

BACKGROUND

Preliminary approval (lodged 2014)

The subject site was part of several lots within the Investigation Zone to which a material change of use – preliminary approval (MCU013287) under s242 of the *Sustainable Planning Act 2009* (SPA) – was granted on 18 November 2015. The approval established a master plan (Attachment 2), a number of precincts (residential, town centre and open space) and a suite of codes to form a POD to override version 6.2 of the Redlands Planning Scheme.

Change applications

A number of changes have been sought to the PA and approved by Council under MCU013287 and later MCU18/0220, with notable changes for this application including:

- Change to the table of assessment for the open space precinct in the POD to allow code assessment for subdivision of open space land.
- Removal of requirements relating to the protection of the poultry industry overlay.
- Amendments to self-assessable development criteria to allow display villages/sales office to be located on a lower order road rather than a collector.
- Various amendments to original conditions and removal of redundant conditions which have now been satisfied through lodgement of additional plans and reports.

An additional change application MCU18/0221 has been lodged to Council, however the application has not progressed past the referral and information request stages. The current application is not related to MCU18/0221.

Approved reconfigurations

Two (2) subsequent reconfigurations have been approved by Council within the Shoreline development area. The approvals to this date have not been acted upon.

- **ROL006091:** A development permit for Stage 1a (2 into 87 lots) was approved on 4 September 2017 via a negotiated decision notice.
- **ROL006094:** A development permit for Stage 1b and 1c (1 into 257 lots) was approved on 4 September 2017 via a negotiated decision notice.

ISSUES

Site description

The site has an area of 101.3839 hectares and approximately 1080m of frontage to Serpentine Creek Road, being the existing formed road to the east. The southern and western boundaries of the site also adjoin gazetted road, which contains an access track allowing access to the Serpentine Creek Conservation Area to the west. The adjoining road reserve is otherwise generally well vegetated. The site adjoins rural zoned properties to the north, which are largely comprised of single dwelling houses and associated rural enterprise. An access easement traverses the site from east to west, providing access to a property to the north.

The site has historically been used for rural residential and agricultural purposes. The site is currently improved by two (2) dwellings and associated outbuildings. Several poultry sheds were removed from the site in 2018, with final inspection certificates for the works being lodged to Council on 18 June 2018 (BX314861). The site has sparse vegetation aside from a stand of exotic and native trees surrounding the dwelling house. A farm dam is located to the north east of the site, which represents a low point of the topography. Generally the site is undulating with other low lying areas to the south west of the site that receive some inundation during flood events.

Development proposal

The application (see Attachment 3) is for reconfiguring a lot from one (1) into 130 residential lots comprising the first four (4) stages of the Shoreline development, one (1) open space lot, one (1) balance lot and new road. The application also involves a material change of use of the open space lot for a park.

The proposed lots are located generally within the Shoreline residential precinct, with lot sizes ranging from 375m² – 752m² as shown in Attachment 4. The site is proposed to be accessed from a fourth leg (western side) of the existing Serpentine Creek Road and Scenic Road intersection, which will be upgraded and signalised as part of the proposal. The entrance road accessed from the upgraded intersection will have no direct lot access up to the first roundabout. These lots will have a dual frontage with rear access only and will be subject to a separate building works concurrence agency referral process. Other lots within stages 1 to 4 will be a mix of standard front loaded lots. The overall lot make-up is comprised of the lot mix described in Figure 1 below.

Lot type	Typical lot area	Typical lot width	Typical lot depth	Number of lots
Traditional	Min 540m ²	18-20m	30-32m	22
Courtyard	Min 420m ²	14-16m	30-32m	68
Premium Villa	Min 375m ²	12.5-14m	30-32m	30
Town Courtyard	Min 350m ² (actual 429m ²)	14-16m	25m	10

Figure 1: Lot mix table

The park is proposed to be a large open space area of approximately 2.1 hectares in the south-east corner of the first stage of the development. This northern portion of the open space area will provide the first large park for the existing and emerging community within the Shoreline development area; and the southern area adjacent to the unnamed road will provide for associated infrastructure for stormwater, a sewer pump station, and a temporary sewer tankering location.

The first stage is intended to incorporate an estate display village, noting that display dwellings and estate sales office are accepted development. The remainder of the site to the north and west will remain as a balance lot.

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 reconfiguring a lot and material change of use under the Shoreline Plan of Development.

Assessment Framework

Under s45(3) of the *Planning Act 2016* a code assessment is an assessment that must be carried out only –

- (a) 'against the assessment benchmarks in a categorising instrument for the development; and

(b) having regard to any matters prescribed by regulation for this paragraph.'

Notably, s45(4) states that 'section 5(1) does not apply to the assessment manager' when carrying out code assessment. Accordingly, Council is not bound to advancing the purpose of the Act when deciding a code assessable application.

Matters prescribed by regulation for s45(3)(b) are outlined in section 27 of the *Planning Regulation 2017* as follows:

- (1) *'For section 45(3)(b) of the Act, the code 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) the State Planning Policy, parts C and D; and*
 - (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, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the 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;*
 - (f) any development approval for, and any lawful use of, the premises or adjacent premises;*
 - (g) the common material.'*

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.'*

Decision making framework

In accordance with s60(2) of the *Planning Act 2016* 'to the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—

- (a) *must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
- (b) *may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and*
- (c) *may impose development conditions on an approval; and*
- (d) *may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance cannot be achieved by imposing development conditions.'*

State policies and regulations

Koala habitat area

Development site

The site is within a priority koala assessable development area under the *Planning Regulation 2017*. Due to the preliminary approval in effect for the premises, the proposal is assessed against schedule 11, part 2, section 3 of the Regulation. Accordingly, the matters stated in section 2(2)(a) to (d) are assessment benchmarks for the development and responded to below.

- (a) *'the development provides, to the greatest extent practicable, safe koala movement measures that are appropriate for—*
 - (i) *the development; and*
 - (ii) *the habitat connectivity value of the premises;'*

Response: At this stage, the proposal being confined to the south-east corner of the site allows for koala movement through the undeveloped balance lot. In the future, safe koala movement

through the site will be achieved with the provision of an open space corridor running east west to the north of the currently proposed development.

(b) *'any clearing of native vegetation complies with part 3;'*

Response: There is limited native vegetation over the subject site and therefore limited clearing required. Clearing is required within the road reserve to the south of the site to facilitate road reserve and an adequate firebreak (discussed within road reserve section below). A condition is recommended to provide a clearing and fauna management plan as part of the application for operational works (Attachment 5). A standard condition requiring a koala spotter will be included in the future operational works approvals. Furthermore, a standard advice clause is included recommending that an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site.

(c) *'measures are implemented to ensure that construction 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;'

Response: as per the response to item (b), standard conditions for future operational works approvals will be included to ensure compliance with these requirements.

Conditions of preliminary approval (MCU18/0220)

Notwithstanding the above requirements under the Planning Regulation 2017, conditions 25 and 26 of the PA require that any clearing of non-juvenile koala habitat trees within the site be retained within areas mapped as bushland or rehabilitation habitat, with any unavoidable clearing within the rehabilitation habitat area minimised and offset in accordance with the *Environmental Offsets Act 2014*.

The applicant's response to the information request identified several trees to be removed within the mapped bushland and rehabilitation habitat areas. The trees located within the rehabilitation mapping are required to be removed to facilitate construction of road and stormwater infrastructure within the park. Standard offset conditions can be applied. With respect to the trees located within the bushland habitat mapping, conditions are recommended to ensure the retention of the trees through further detailed design of the stormwater infrastructure within the park.

Road reserve

The applicant has proposed a road within the existing unnamed road reserve to the south of the site. For the purposes of the *Planning Regulation 2017* Schedule 11, a road is considered to be 'linear infrastructure' and, as the land is located outside of the Shoreline PA area, part 2 section 3 does not apply as it does within the approved master plan area. Instead, part 2 section 4 applies as below:

(1) *'This section applies to the development application if—*

(a) All or part of the development is in an assessable development area; and

(b) The development is for—

- (i) Linear infrastructure; or*
 - (ii) Infrastructure stated in schedule 5.*
- (2) However, this section does not apply if section 3 applies to the development application.*
- (3) The following matters are assessment benchmarks for the development—*
 - (a) The development avoids clearing non-juvenile koala habitat trees in an area that is—*
 - (i) A bushland habitat area; or*
 - (ii) A high value rehabilitation habitat area; or*
 - (iii) A medium value rehabilitation habitat area;*
 - (b) If the clearing of non-juvenile koala habitat trees cannot be avoided in an area stated in paragraph (a)—*
 - (i) The amount of clearing is minimised; and*
 - (ii) Any significant residual impact of the clearing is offset;*
 - (c) The matters stated in section 2(2)(a) to (e).'*

The road reserve is mapped as a mixture of bushland and rehabilitation habitat. It is considered that the clearing of non-juvenile koala habitat trees is unavoidable based on the following considerations:

- The road reserve is intended to be used for the purpose of a road and is currently being used as a maintenance road to access the Council-owned conservation land to the west.
- Being road reserve, the land is unzoned. In accordance with section 1.3.4 of the City Plan, the road takes on the zoning of the adjoining zoned land, which is emerging community zone for the northern half and rural zone for the southern half. Utilising this land for a road facilitates the intent of these zones.
- The land to the south is a vacant rural zoned lot. This road represents a logical access to that southern lot for a future dwelling on that land, considering the other frontage is to a State-controlled, limited access road.
- The preliminary approval contemplated utilising the road reserve for protection for fire hazard, as demonstrated in the approved Fire Management Strategy for Shoreline Redland Shoreline Project prepared by The Consultancy Bureau (discussed in the Fire Hazard section below).
- The approved Conceptual Road and Cycle Hierarchy Plan by Jensen Bowers (MCU18/0220) contemplates utilising the unnamed road reserve for the purposes of road.
- Clearing is associated with linear infrastructure (the road) only. Other clearing is not permitted.

Accordingly, Council requested that the applicant provide further detail to demonstrate that the clearing be minimised and to maximise the retention of koala habitat trees. In response the applicant provided detail demonstrating the expected extent of works and the trees likely to be retained or removed where necessary.

Nonetheless, it was identified that approximately 245 non-juvenile koala habitat trees will need to be cleared within the Road 15 alignment (subject to detailed design at the operational works stage). The stated intention is to either offset plant within the development site, pay a financial

settlement offset, or a combination of planting and financial offset; in accordance with the 3:1 replacement ratio specified under the *Environmental Offsets Act 2014*. It is considered that this approach complies with the offset provisions of the *Environmental Offsets Act 2014*. Conditions are recommended for the applicant to provide a notice of election in accordance with *Queensland Environmental Offsets Policy v1.7* prior to or as part of an operational works application.

With respect to the matters 2(2)(a) to (e), the development within the road reserve complies with benchmarks (a) to (d) as per the response to the development site above. With respect to (e) the assessment benchmark is as follows:

(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.'

Response: The road reserve when developed is not intended to provide safe koala movement measures. Koala habitat is to be retained where possible within the road reserve, however the larger opportunities for koala movement are to the south and west of the subject site.

State Planning Policy 2017 (SPP)

Fire hazard

The part of the site subject to this application is identified as being largely within the potential impact buffer and a small area (being the location of the proposed park only) within the medium potential bushfire intensity on SPP mapping as shown in Figure 2 below.

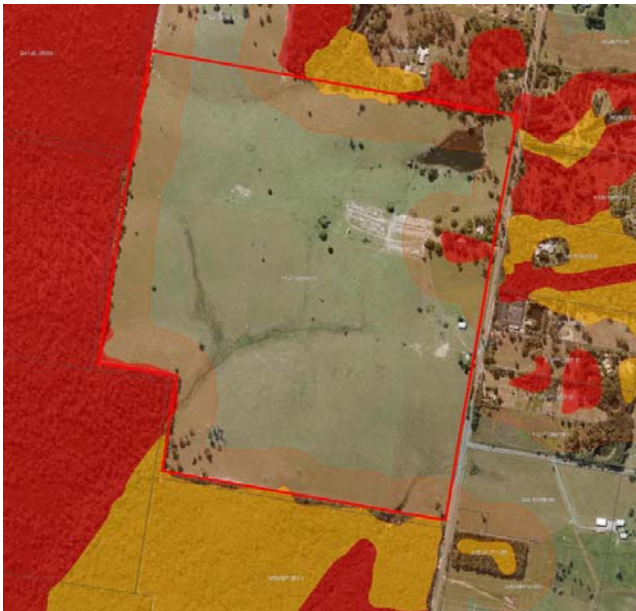


Figure 2: State Planning Policy fire hazard mapping

The corresponding State Interest Part E for 'natural hazards, risk and resilience' states that development:

- (3) 'Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.'*
- (4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.'*

- (5) *Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.*
- (6) *Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.*
- (7) *The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.'*

Under the original assessment of the PA, the Fire Management Strategy for Shoreline Redland Shoreline Project prepared by The Consultancy Bureau was developed to address the bushfire hazards identified through both the State's mapping and the Redlands Planning Scheme (RPS) and has been previously endorsed by Council. In accordance with the Shoreline POD, the Fire Management Strategy replaces the Bushfire Hazard Overlay Code.

With respect to this proposal, the applicant has provided a site specific Bushfire management plan, dated 20 July 2019, by Land and Environment Consultants Pty Ltd, and undertaken in accordance with Part B of the SPP bushfire hazard assessment manual and the CSIRO patch and corridor filters. The bushfire management plan provides recommendations which are generally in accordance with the approved documentation.

Notably, the lots proposed within the southern extent of the development will be separated from bushland vegetation to the south by a road reserve of 20 metres in width and will achieve a radiant heat flux of 29 kW/m². Any future dwellings proposed on the lots within 100m of the bushland to the south will require construction in accordance with the AS3959-2018. A combination of underground utilities and fire hydrants provided within the road reserves in accordance with the SEQ Design and Construction Code will be conditioned. These measures are considered to address the SPP and are in accordance with the Fire Management Strategy.

Matters of State Environmental Significance

Under the SPP mapping, the part of Lot 11 subject to this application has areas identified as Matters of State Environmental Significance (MSES), being wildlife habitat and high ecological significance wetlands as shown in Figure 3 below.



Figure 3: MSES high ecological significance wetlands and wildlife habitat mapping

The policy requires that:

- (1) *'Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.'*
- (2) *'Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.'*
- (3) *'Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.'*

In terms of the wildlife habitat areas mapped within the subject site and in the road reserve, the somewhat coarse mapping resolution has identified some areas as being habitat that are heavily vegetated and others that do not contain vegetation. The proposal does involve some vegetation clearing within the road reserve for a new road and has demonstrated minimisation of impacts where possible. With the clearing being located on the northern extent of the vegetated area it is considered that the impacts on habitat connectivity and fragmentation of MSES is minimised. In considering the broader open space corridors proposed as part of the overall Shoreline development (and offsetting of habitat loss), it is apparent there will be a net benefit to MSES and viable koala populations in the long term.

With respect to the high ecological significance wetlands, the area is identified to headwaters of a creek that have been degraded due to the historical agricultural use over the land. The proposal will retain a modified version of the watercourse that will continue to discharge stormwater for the catchment to the lot in the south. Ecological processes are maintained or enhanced through stormwater quality treatment before being discharged to the waterway. The proposal is considered to comply with the SPP.

Water quality

The POD varies the deemed to comply solutions of the stormwater management code for water quality outcomes to be in accordance with the *Shoreline, Redlands Water Sensitive Urban Design (Preliminary Design) Report* (approved PA document) that outlines its water quality objectives in accordance with the SPP including:

- Total suspended solids 80% reduction in post development load
- Total phosphorus 60% reduction in post development load
- Total nitrogen 45% reduction in post development load
- Gross pollutants 90% reduction in post development load.

The general strategy for meeting water quality objectives involves bio-retention basins sized to service the development and achieve the required pollutant reduction targets. Modelling and drawings supplied by the applicant indicate that the stormwater quality proposal will meet the desired objectives in accordance with the SPP.

Transport infrastructure

The proposed development, being subsequent to and generally in accordance with the PA is considered to meet the State interest for transport infrastructure. The development is compatible with the surrounding State transport infrastructure (Serpentine Creek Road), and relevant upgrades have been conditioned by SARA and will be required for the Serpentine Creek Road and Scenic Road intersection, prior to the sealing of the first lot.

Shoreline Plan of Development

The application is subject to code assessment under the Shoreline Plan of Development and the following code/s are applicable to the assessment:

Reconfiguration

- Shoreline residential precinct code
- Shoreline open space precinct code
- Reconfiguration code (as varied by the POD)
- Development near underground infrastructure code
- Excavation and fill code
- Infrastructure works code
- Stormwater management code (as varied by the POD)

Park

- Shoreline residential precinct code
- Shoreline open space precinct code
- Park code (as varied by the POD)
- Access and parking code
- Infrastructure works code
- Landscape code
- Stormwater management code (as varied by the POD)

Overlays

- Acid sulphate soils overlay code
- Bushfire hazard overlay code
- Flood prone, storm tide and drainage constrained land overlay.

The proposed development has been assessed against the applicable codes and is considered to generally comply, however there are a number of items pertinent to the assessment of the application that are discussed below.

Compliance with the Shoreline PA

The proposed development layout has been prepared generally in accordance with the Shoreline PA. The applicant has proposed to achieve this by:

- Creating a site access off Serpentine Creek Road at the intersection of Scenic Road and upgrading it to a four-way signalised intersection.
- Making the entrance road a collector road, providing a bus route and locations for bus stops, cycle lanes, and no direct lot access to the first roundabout in the western part of Stage 1.
- Provision of a large multi-purpose open space area in the south-east corner of the site.
- Suitable internal road network and hierarchy, including provision of paths and landscaping treatments with the road reserve.

The proposed layout is generally considered to comply with the Shoreline PA documentation, including the Shoreline POD and Shoreline master/precinct plans. One of the key variations of the proposal to the approved precinct plan is an increase in size of the open space area within the south-east corner of the site. The open space is proposed to extend from the unnamed road to the south along the frontage of Serpentine Creek Road and to the new entrance road in the northern part of Stage 1 as indicated in Figure 4 below.

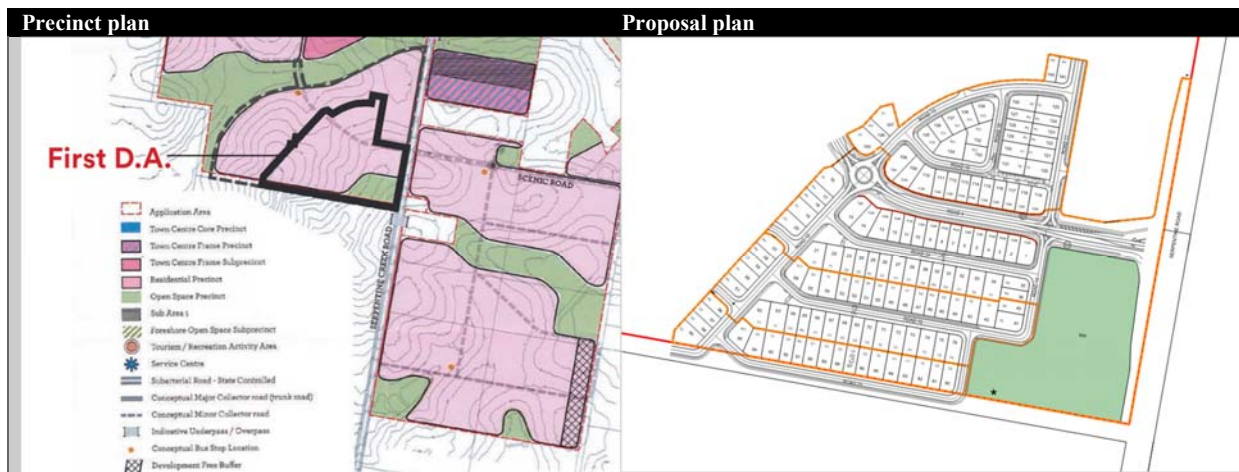


Figure 4: Comparison of the Shoreline precinct plan and proposed development

The extension of the park to the new entrance road provides opportunity for an attractive and enhanced entry to the site that assists in the arrival experience to Shoreline as well as providing the first key point of interest for local amenity and recreation. A park is code assessable in the residential precinct and open space precinct where proposing embellishments over five (5) metres in height or greater than 50m². Detailed assessment of the proposed park is located in the landscaping section below.

Lot configuration and density

The development provides 130 residential dwellings over an area of 11.165 ha, which does not include the area proposed as park. Ultimately the proposal achieves a density of 11.64 dwelling units per hectare or one (1) dwelling per 895m².

As the proposal provides a density less than that provided in the deemed to comply provision, it is relevant to address the specific outcomes S2.4(1) and (2)(a) of the residential precinct and specific outcome 2.2(1) of the reconfiguration code as follows:

Shoreline residential precinct code s2.4

- (1) 'Reconfiguration provides a mix of lot sizes to accommodate a variety of dwelling types;*
- (2) Dwelling unit density is (a) compatible with the detached low-rise character of the precinct.'*

Reconfiguration code s2.2

- (1) 'In the Urban Residential Zone, lots are of a size and width that -
 - (a) achieve a density that meets expected population growth;*
 - (b) maintains a quality lifestyle;*
 - (c) meets the requirements of people with different housing needs;*
 - (d) provides housing choice.'**

The proposal is considered to comply with the relevant specific outcomes S2.4(1) and (2)(a) of the Shoreline residential precinct code and the specific outcome 2.2(1) of the reconfiguration code for the following reasons:

- The layout of the subdivision provides variation in lot sizes and configurations, from a minimum small lot with area of 375m² up to standard lots with a maximum area of 752m². The design results in 65 standard sized lots (>450m²), and 65 small lots (47 between 400m²-449m² and 18 lots <400m²). Accordingly, the development provides a mix of lots that can accommodate a variety of dwelling types at a dwelling density which is compatible with the low-rise character of the precinct.
- The variations in these lot sizes will create lots of a size and width that provide opportunities for a variety of housing products in the form of one or two storeys, with ample room for servicing and private open space requirements. Accordingly, the lots will allow future residents to maintain a quality lifestyle, meet the requirements of people with different housing needs and provide housing choice of a more compact form in regards to the surrounding locality.
- In further demonstrating a mix of lot types, the applicant has proposed 27 lots fronting the new entry road to the site (up to the first roundabout) to be rear access only. This will enable these homes to address the street and uphold the landscape intent for the entry street, while not dominating the streetscape with driveways. To achieve this desired outcome a separate bulk concurrence referral will be lodged to Council to establish the design guidelines for the future dwellings.
- The applicant is required to submit an overall density plan as part of each reconfiguration application to monitor density. It is anticipated that some stages will have a lower or higher density than 15 dwellings per hectare depending on their context within the greater Shoreline development site. Ultimately the development is to achieve 15 dwellings per hectare.

Traffic and road network

Internal roads

The proposed road layout and road hierarchy is shown in Figure 5.



Figure 5: Proposed road hierarchy

The proposed internal road layout has been varied from the conceptual road and cycle hierarchy plan and road cross-section plan approved under the PA. However the key principles of the plan have been retained, particularly the location of the trunk collector road is still largely along the same alignment as depicted in the concept layout.

The proposed road hierarchies are:

- Trunk Collector (yellow road) – the trunk collector profile is largely the same as the approved road-cross sections in the PA. One of the key variations is to include the use of tree build outs in the parking lane to facilitate the planting of vegetation (specific types to be determined at operational works). It is considered that the tree build-outs can be achieved without damage to key infrastructure (for example the road, verge or services) by the use of suitable root barrier guards and sizing of tree build-outs. A specific condition is recommended to ensure that an appropriate root barrier is installed and inspected by Council as part of the operational works.

Dimensions of the tree build-outs are indicated in Figure 6, noting that the cycling lane is not impeded. As there is no direct vehicle access proposed to lots within this section of road there will be no net loss of on-street parking. Vehicular access up to the first roundabout will be conditioned as prohibited. This is to ensure that the tree plant outs and reduced parking area is kept as per the design intent. Lots with dual frontage along this location will be required to have a single vehicle access to the secondary frontage lower order access road.



Figure 6: Tree build-outs on trunk collector

- Residential Collector (blue road) – the residential collector profile varies from the conceptual road and cycle hierarchy plan and road cross-section plan approved under the PA by having a reduced verge of minimum 4.5m. The applicant has demonstrated that all required services and footpath infrastructure can be provided in this verge width. The verge width provides for the minimum 1.5m footpath as required by the POD. It is noted that this verge width profile increases by 1m to allow for a 2.5m wide footpath along key pedestrian and cycle routes.
- Residential Access (green road) – the residential access street profile is generally consistent with the conceptual road and cycle hierarchy plan and road cross-section plan approved under the PA.

In accordance with the infrastructure works code specific outcome 7(1) it is considered that the proposed road reserves maintain the safe and efficient operation of roads and allows for adequate provision of the necessary infrastructure within the road reserve. Overall, the design considerations for the movement network of the proposed reconfiguration are considered to comply with the reconfiguration code S1.2(1), providing a high level of internal accessibility and good external connections for all modes of transport.

Intersection upgrades

As part of the application prior to plan sealing for the first lot, the applicant will be required to upgrade the intersection at Serpentine Creek Road and Scenic Road to a four-way signalised intersection. The intersection is proposed to be upgraded to provide two north and two south lanes to facilitate the ultimate Serpentine Creek Road upgrade. As Serpentine Creek Road is State controlled, the State Assessment and Referral Agency (SARA) has provided concurrence conditions with respect to the intersection upgrade.

An intersection upgrade to Heinemann Road and Double Jump Road is also required by conditions of the preliminary approval (MCU18/0220) prior to the sealing of the first residential lot. An operational works application (OPW17/0055) has been approved for the design of the intersection. The works are recommended to be conditioned as part of this approval to ensure they are undertaken.

Stormwater management

Under condition 19 of the preliminary approval, the applicant was required to submit and have approved a stormwater management plan for each catchment as part of lodgement of the first development application affecting each catchment. The condition required compliance with relevant approved plans or documents specified in the condition as follows:

- The Stormwater Management Plan – Shoreline Precinct 1 prepared by Water Technology is considered to be generally in accordance with the Redlands Water Sensitive Urban Design strategy and proposes the same water quality treatments and objectives as per the strategy.
- It is considered to comply with the amended stormwater management code within the Shoreline POD. Stormwater detention has not been proposed for this catchment. The impacts in terms of velocity and quantity are upon the downstream property of Lot 253. The applicant is in the process of attaining consent from the owner of Lot 253 (Edgarange Pty Ltd) for and accepting of the changed stormwater characteristics. All other lots upstream/downstream are not perceived to have a worsening of stormwater characteristics. The proposal is considered to comply with specific outcomes S1, S2 and S3 of the stormwater management code.
- It is generally in accordance with the Shoreline Biting Insect Management Plan, in that the proposed basins will be 'free draining', and conditions are recommended to ensure that the development implements the recommendations of the plan.
- The stormwater management plan is generally in accordance with the Shoreline Open Space Landscape Strategy including the locations of the stormwater treatment devices being consistent with the 'Location of Management Areas and Stormwater Network', noting that no detention is proposed. If consent from the downstream property owner is not forthcoming, sufficient area is provided within the open space area to provide on-site detention. A condition is recommended to ensure that either stormwater management solution can be achieved.
- Conditions of this application (and future operational works) ensure that stormwater infrastructure is designed in accordance with the RPS stormwater management policy.
- The proposal has been made in accordance with the Water Sensitive Urban Design Technical Guidelines for South East Queensland, however the majority of the technical requirements under this guideline are addressed at the operational works stage.
- Easements for stormwater infrastructure/conveyance are not considered to be required for this proposal.

With regards to the above, the submitted stormwater management plan is considered to comply with the relevant assessment benchmarks and condition 19 of the PA.

Retaining structures

The site is relatively undulating and significant excavation and fill is proposed across the land subject to this application to provide for a level building platform for future dwelling houses and stormwater drainage to the road reserve. The bulk earthworks plan (Attachment 6) for stages 1 to 4 proposes non-tiered retaining walls across the site with the following characteristics:

- Two (2) retaining walls with a maximum height of 2.5 metres;
- Five (5) retaining walls being between 1.5-2 metres; and
- All other retaining structures being 1.5 metres or less in height.

The excavation and fill code specific outcome S1 seeks to ensure excavation and fill does not reduce the amenity of adjoining properties through the –

- (i) 'Loss of solar access or privacy;*
- (ii) Intrusion of negative visual or overbearing impacts;*
- (iii) Ensuring retaining walls or structures –*
 - a. Are constructed of materials that are of a high quality appearance;*
 - b. Incorporate landscaping or other features to assist reducing their visual bulk and length;*
 - c. Do not dominate over, and are of an appropriate scale to building/structures and land uses in the locality'*

In addressing (i) it is important to note that the proposed retaining walls are likely to have 1.8 metre fences on top of the wall. The walls that exceed 1.5 metres however are minimal and generally located along rear boundaries or the side boundaries of properties which have wider frontages, to accommodate suitable setbacks from the house to the wall. The areas affected by overshadowing are likely to be within a private open space area rather than a habitable room of the dwelling. The walls will not decrease privacy as a boundary fence will be able to screen private open space areas. Accordingly, the proposal is considered to comply with this provision.

In terms of (ii) it is considered that the structures exceeding 1.5 metres will still be of a human scale and is common place across the urban landscape in Redland City. Furthermore, the instances where structures face the street has been minimised as much as practical considering the topography of the land reducing overbearing impacts to the streetscape.

In response to (iii)(a) and (b) a condition of the approval will ensure the walls are of textured concrete, boulder or similar construction to avoid an undesirable visual amenity outcome. In addressing (c), the proposed retaining walls are considered to be of a scale commensurate to a single storey dwelling and whilst there are currently no urban structures in the area, the scale is similar to those used throughout recently constructed residential subdivisions.

For the reasons above, it is considered that the proposed retaining structures comply with the excavation and fill code.

Wastewater

The PA approved the master planned community at a conceptual level and as such, the details of how the site would be sewered was left to a more detailed design phase. The infrastructure agreement (IA) included clauses to account for different options that might be pursued by the developer to manage wastewater treatment.

As part of the conceptual planning for the future servicing of the site, the IA allowed for the tankering of sewerage until the ultimate sewer treatment system is approved and implemented. The IA outlines that tankering can occur for the first 200 lots until such time as the ultimate sewer treatment facility is approved and operational.

Additionally, before the first survey plan can be approved by Council, the IA requires the design and construction of the sewerage collection, treatment and disposal system to be agreed to the reasonable satisfaction of the General Manager of Infrastructure and Operations of Council. Consequently, the ultimate facility will need to be constructed prior to approval of the survey plan for the 200th lot.

In relation to the tankering facility, Schedule 3 of the IA requires the developer to provide:

- Item 1.1: A tankering facility in accordance with a tankering management plan;
- Item 1.2: An easement of the tankering facility for access and sewerage purposes;
- Item 1.3: An Environmental Authority (ERA57); and
- Item 1.4: Decommissioning of the tankering facility.

The applicant has proposed for the tankering facility to be located within the south-west corner of the open space area being delivered as part of Stage 1. The location at this stage is conceptual only and further detailed design will be undertaken at the operational works phase, and prior to approval of the survey plan for the first lot. It is noted that the location of the tankering facility is also the intended site for a future sewer pump station which will direct sewage flows to the sewer treatment plant once constructed.

The concept park plan demonstrates adequate landscaping is able to be provided to assist with screening the facility from the street and the park to the north. The details of the landscape planting will be assessed during subsequent operational works. An advice note detailing that further approvals will be required in the form of an Environmental Authority for the tankering facility will form part of the decision notice for any approval given over the site.

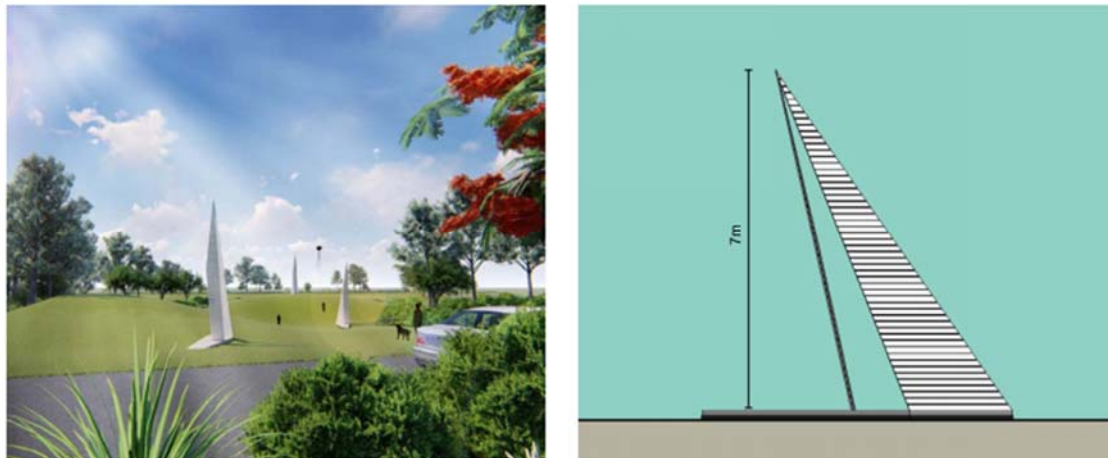
In conclusion, it is considered that the conceptual temporary tankering facility location is acceptable. Further detail is to be submitted and approved by Council prior to the plan sealing of the first residential lot as part of a tankering management plan. A tankering agreement between the applicant and Redland City Council for the operation of the facility will also be required. The ultimate wastewater solution, being the sewer treatment plant, will be subject to further assessment and approvals, however it is considered that the interim solution is consistent with the IA and the Shoreline POD.

Landscaping

Proposed park

With respect to the proposed park a material change of use is generally considered self-assessable where meeting the acceptable solutions for development. Detailed design subject to the land being dedicated as part of the reconfiguration is still assessed by Council at the operational works stage. Nonetheless, the proposal contains buildings or structures that are greater than 50m² and/or have a maximum height of greater than five (5) metres, which does not meet the acceptable solutions for development. Accordingly, an assessment of the relevant structures is required.

Entry statement structures (sailboat structure)



Shade structures (shelters)

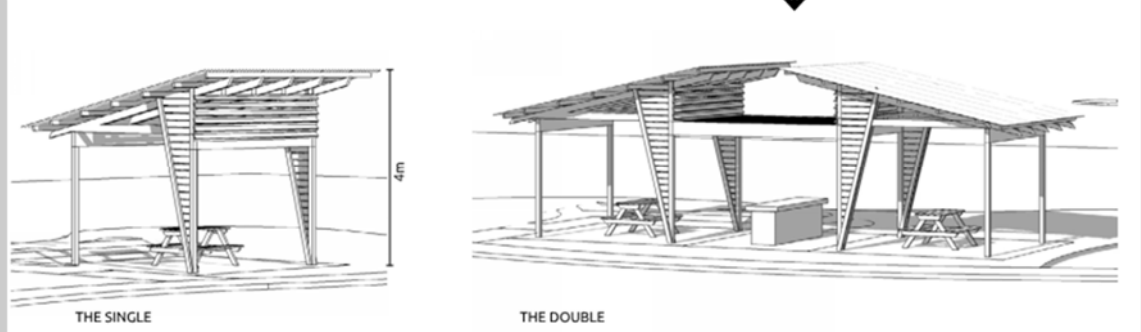


Figure 7: Proposed code assessable structures

The proposed structures are consistent with specific outcome S6 of the park code, in that the sailboat structures (along with planted landscaping) provide a recognisable entry statement to the development site and assist with way finding for residents and visitors, and the proposed shelters enhance the useability of the public space and provide opportunities for community interaction and recreation.

With respect to the Shoreline open space precinct code, the proposed structures are designed and located to create visual interest, without dominating over the built and non-built aspects of the site. The furniture and equipment (along with others required as part of the IA) are considered to satisfy the functional requirements of the specific activities of the site and are to be constructed of high quality materials. The proposal is considered to comply with specific outcomes S3.2, S3.3, S4.2 and S4.4 of the code. Final location and design of structures (as shown as concept in attachment 7) will be subject to a future operational works application.

Water Supply

The frontage of the site is serviced by water reticulation. This will serve as the connection point for the proposed development. The conceptual layout is considered to comply with S3(1) of the infrastructure works code. Further detailed assessment of water reticulation layout will be undertaken as part of an operational works assessment.

Infrastructure Agreement

Wastewater

As discussed in further detail above, the developer proposes a closed wastewater system to service the development and therefore no charges are applicable in this regard. Prior to the sealing of the first lot, the wastewater treatment system must be approved and the ultimate wastewater treatment facility must be completed prior to the sealing of the 200th lot.

Note – the developer is required to make a financial contribution of \$1,884,475 towards the whole of life cost of transportation and maintenance of the sewerage collection, treatment and disposal system to service to proposed development prior to approval of the plan of subdivision or commencement of a use of a developed lot for the 200th dwelling if the system is located more than one (1) kilometre from the subject site.

Roads

As per Schedule 3.1 of the IA and the 'Variation to the Infrastructure Agreement' dated 5 October 2017, a works contribution for local road infrastructure, being a major collector road, must be made on or before the commencement of a use of a developed lot for either, the 350th lot of development land on the eastern side of Serpentine Creek Road or the 700th lot of development land on Lot 73 or Lot 74 S31102. The proposal is for 130 residential lots on the western side of Serpentine Creek road and does not trigger the works contribution.

Note – Under Schedule 1 – Special Conditions (c)(ii) a financial contribution under the infrastructure charging instrument for the proposed development for local road infrastructure is applicable, other than the first 406 developed lots (\$9800 per lot). Therefore road network infrastructure charges will not be triggered for this stage however will be levied after the 406th lot. Consequently, no infrastructure charges are applicable for roads for the proposed stages of development.

Cycleways/footpaths

Item 4.1 of the IA deals with the provision of on-road cycleways along Scenic, Orchard and Lagoon View Roads however this condition does not need to be met until the 1000th lot (Scenic Road), 1200th lot (Orchard Road) and 1400th lot (Lagoon View Road) are sealed, and is therefore not required as part of this current application.

Items 4.2 to 4.3 of the IA deal with the provision of off-road shared cycleway and pedestrian paths that require the development of a cycleway along Serpentine Creek Road at the same time as that road is being upgraded in accordance with concurrence agency conditions. At this stage, the upgrade to Serpentine Creek Road adjacent to the site will accommodate a 2.5m shared footpath along the eastern side of the road, however this will not be required to be delivered until the 1900th lot.

Note – Under Schedule 1 – Infrastructure charges for cycleways and footpaths will not be applicable until the 1407th developed lot and the 34th lot over Lot 2 on RP140163 (Scenic Road adjoining the foreshore park), where the contribution is \$4200 per lot. Consequently no infrastructure charges are applicable for on-road or off-road cycle or pathway infrastructure for this stage of the development.

Parks and open space

Item 5.5 of the IA requires the development of neighbourhood recreation parks (land contribution and embellishments) in accordance with an approved Sport and Recreation Layout Plan. A single neighbourhood park is proposed for Stage 1. These parks are required to be dedicated to Council and embellished in accordance with the IA before plan sealing can occur. As per the IA, the land contribution must be provided:

- (a) at no cost to Council;*
- (b) as land dedicated as park;*
- (c) in stages with a total area of 10,585 hectares;*
- (d) with each local recreation park being between 0.5 and 2 hectares in size;*
- (e) in locations required for parks in accordance with an approved sport and recreation layout plan as required by the Development Approval;*
- (f) so that;*
 - (i) the width is generally greater than 40 metres wide;*
 - (ii) the overland drainage functionality of the park is minimal;*
 - (iii) the majority of the park sits above the Q100;*
 - (iv) the levels are about 2.4 metres AHD;*
 - (v) the gradient is less than 20% (recreation parks);*
 - (vi) for foreshore areas (where it is appropriate) beach access to the water is provided;*
 - (vii) the road frontage is greater than 50% of the perimeter;*
 - (viii) there is minimal to no contaminated land;*
 - (ix) its location is not adjacent or close to noxious or noisy activities;*
 - (x) accessibility to park is no more than a 5 to 7 minute walk for 90% of residents within 500m of the park along local footpaths or other formed walkable routes;*
- (g) within the Application Land and may be included in the open space corridors shown on the Master Plan provided there is compliance with the above specification.*

The proposed neighbourhood recreation park proposed as part of Stage 1 is considered to be in accordance with these requirements in terms of land characteristics and conditions have been included to require further details of the embellishments (in accordance with the IA) at the operational works stage. Final sizing of the park will be able to achieve (d) above, subject to detailed sizing of the stormwater infrastructure at the southern end of the open space, and will be determined prior to the sealing of the first lot. The design is also required to be in accordance with the Biting Insect Management Plan, which is an approved document under the PA that provides for buffering and planting requirements for open space areas to reduce the incidence of biting insects.

Stormwater

Items 7.1 to 7.2 of the IA require the design and construction of stormwater infrastructure and land contributions as required for drainage purposes prior to the registration of a lot which is serviced by this infrastructure. For Stage 1 Council has received a stormwater management plan in

accordance with the PA conditions. The infrastructure is to be maintained by the developer for a period of five (5) years until being transferred to Council. No infrastructure charges are applicable for stormwater across the development.

Marine infrastructure

Items 8.2 and 8.3 of the IA require a kayak launch point for the 200th and 1000th dwelling respectively. The kayak launch point must be operational before the 200th lot is sealed however there is a clause that allows the developer to pay a contribution of \$150,000 in lieu of constructing these launch points. Accordingly, this item is not required to be addressed as part of this application.

Water supply

The proposed development will connect to Council's water supply and therefore is subject to infrastructure charges for each lot. Furthermore, in accordance with the IA, Items 2.1 to 2.3 require the design and construction of a 375mm nominal diameter water main to service the development, though it does not need to be operational until the 1200th lot is sealed and the existing water connection on Serpentine Creek Road is adequate in servicing the site.

Under Schedule 1 – Special Conditions (b)(ii) of the IA, a financial contribution under the Infrastructure Charging Instrument for the proposed development for water supply infrastructure is applicable. An amount of \$849.30 per lot will be payable by the developer.

Infrastructure charges

The proposed development is subject to infrastructure charges in accordance with the Infrastructure Agreement (IA). The total charge calculated in accordance with the IA applicable to this development is:

Total charge: \$685,887.45

Stage 1

Residential Component	
36 X 3 bedroom residential dwellings X \$880.20 (water supply)	\$31,687.20
Demand Credit	
1 X 3 bedroom residential dwelling X \$24,058.45 (no sewer)	\$24,085.45
Total Council Charge: \$7,601.75	

Stage 2

Residential Component	
37 X 3 bedroom residential dwellings X \$880.20 (water supply)	
1 X 3 bedroom residential dwelling X \$10,268.05 (roads network) – payable after 406 th lot.	\$32,567.40 \$10,268.05
Demand Credit	
Applied in Stage 1	
Total Council Charge: \$42,835.45	

Stage 3

Residential Component	
20 X 3 bedroom residential dwellings X \$11,148.25 (water supply & roads network)	\$222,965.00
Demand Credit	
Applied in Stage 1	
Total Council Charge: \$222,965.00	

Stage 4

Residential Component	
37 X 3 bedroom residential dwellings X \$11,148.25 (water supply & roads network)	\$412,485.25
Demand Credit	
Applied in Stage 1	
Total Council Charge: \$412,485.25	

State referrals

- **State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response (Attachment 8) dated 4 November 2019 in regards to state-controlled roads. The Department of State Development, Manufacturing, Infrastructure and Planning indicated no objection to the proposed development subject to referral agency conditions in regards to road works for the Serpentine Creek Road frontage, four-way intersection upgrade of location [D], and stormwater management. The Department's referral response, including conditions, will be attached to Council's decision notice.

Public consultation

The proposed development is code assessable and did not require public notification. Therefore no submissions were received.

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 Shoreline Plan of Development version H, Redlands Planning Scheme V6.2, the Infrastructure Agreement and other relevant planning instruments.

Risk Management

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

Financial

There is potential that an applicant may appeal a condition of approval, preliminary approval or a refusal and subsequent legal costs may apply. If approved, Council will collect infrastructure contributions and/or constructed assets in accordance with the Infrastructure Agreement.

People

There are no implications for staff.

Environmental

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

Social

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Internal Assessment Teams	7 August 2019	Advice provided by these teams has been considered in the assessment of the application.
Division 6 Councillor	29 July 2019	Councillor advised of proposed development through standard referral process.
Relevant asset owners: <ul style="list-style-type: none"> • Civic and Open Space Asset Management • City Infrastructure • Redland Water 	Various	Advice provided by these teams on the design and allocation of contributed assets has been considered in the assessment of the application.

OPTIONS**Option One**

That Council resolves to issue a development permit for reconfiguring a lot for one (1) into 130 residential lots, one (1) open space lot, one (1) balance lot, new road; and material change of use for park subject to conditions outlined in Attachment 9.

Option Two

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

Option Three

That Council resolves to refuse the application.

OFFICER'S RECOMMENDATION

That Council resolves to issue a development permit for reconfiguring a lot for one (1) into 130 residential lots, one (1) open space lot, one (1) balance lot, new road; and material change of use for park subject to conditions outlined in Attachment 9.



Aerial map

Legend

Current Lot

Suburbs

Suburb

Scale @ A3:
1: 12,000

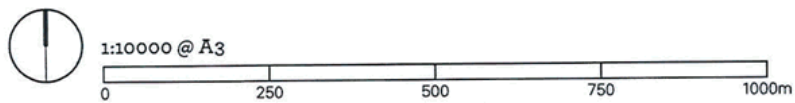
Date:
13/11/2019



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- Application Area
- Urban Development
- Open Space Corridors
- Foreshore Open Space (Community and Destination Park)
- State Regulated Vegetation
- Conservation Park
- Town Centre
- Tourism / Recreation Activity Area
- State Controlled Road
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road (non-trunk road)
- Indicative underpass / overpass
- Conceptual Bus Stop Location
- Service Centre
- Development Free Buffer



Master Plan. Shoreline -----
 20.October.2016 . 14009_SK013 [24]



STAGE 1

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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LEGEND

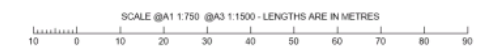
- Site Boundary
- Stage Boundary
- 1 Stage No.
- Future Development
- No Vehicular Access
- BS Bus Stop



DEVELOPMENT STATISTICS - STAGE 1

PV - Premium Villa	6
T1 - Traditional	3
T2 - Traditional	2
C1 - Courtyard	6
C2 - Courtyard	4
PVR - Premium Villa (Rear Loaded)	5
T2R - Traditional (Rear Loaded)	1
C2R - Courtyard (Rear Loaded)	9
Total Number of Residential Allotments	36
Area of Subject Site	6.576 ha
Park	2.385 ha 36.0 %
Area New Road	2.454 ha 37.2 %
Length of New Road	866 m

RP DESCRIPTION: Lot 11 on SP268704



LENLEASE COMMUNITIES (SHORELINE) PTY LTD
SERPENTINE CREEK ROAD, REDLAND BAY 29/10/2019 9401 P 08 Rev H - STG 01

STAGE 2

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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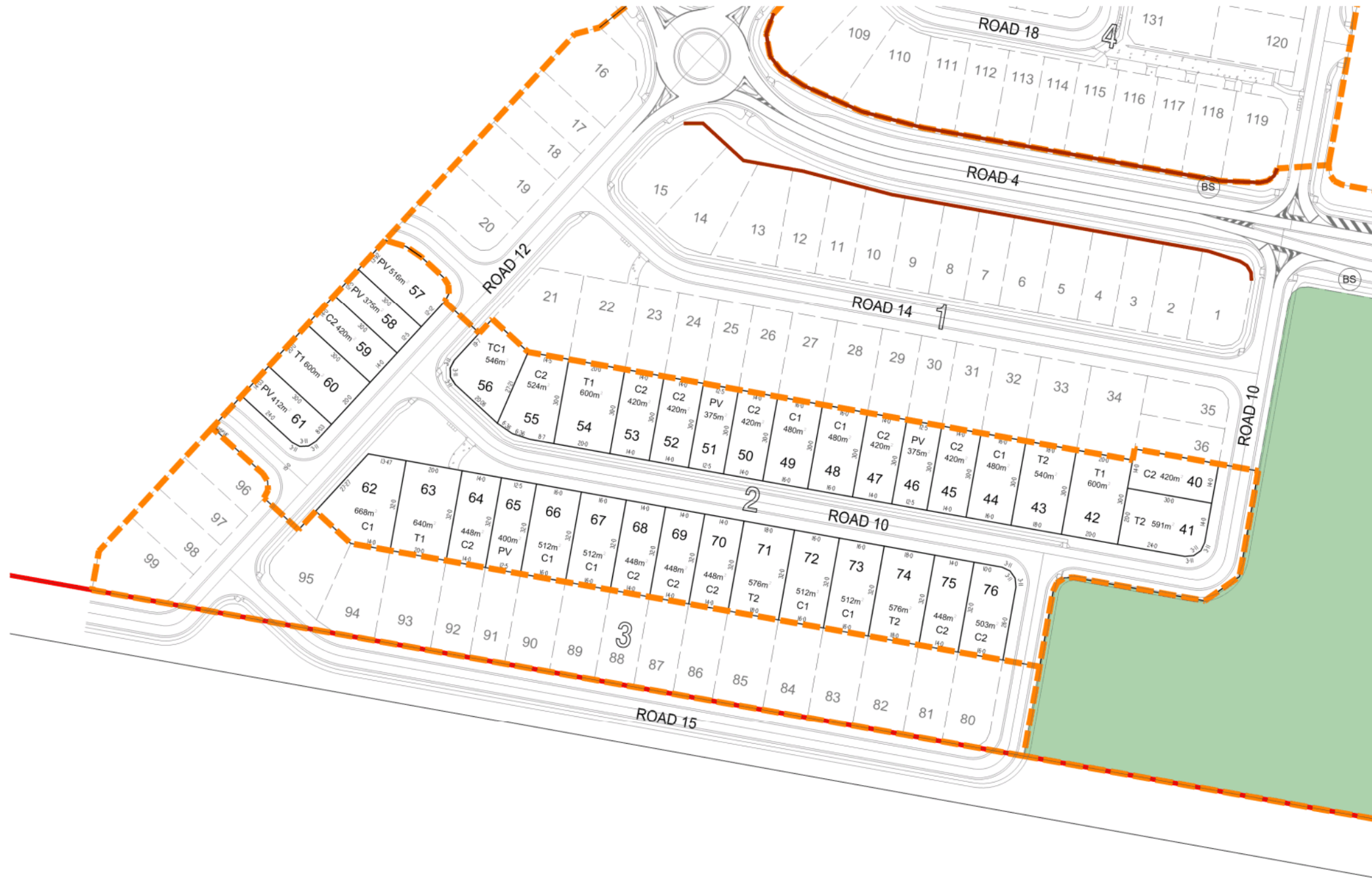
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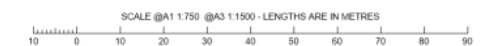
- Site Boundary
- - - Stage Boundary
- 1 Stage No.
- Future Development
- No Vehicular Access
- BS Bus Stop



DEVELOPMENT STATISTICS - STAGE 2

PV - Premium Villa	6
T1 - Traditional	4
T2 - Traditional	4
C1 - Courtyard	9
C2 - Courtyard	13
TC1 - Town Courtyard	1
Total Number of Residential Allotments	37
Area of Subject Site	2,583 ha
Area New Road	7737 m ² 30.0 %
Length of New Road	482 m

RP DESCRIPTION: Lot 11 on SP268704



LENLEASE COMMUNITIES (SHORELINE) PTY LTD
SERPENTINE CREEK ROAD, REDLAND BAY 29/10/2019 9401 P 08 Rev H -STG 02

STAGE 3

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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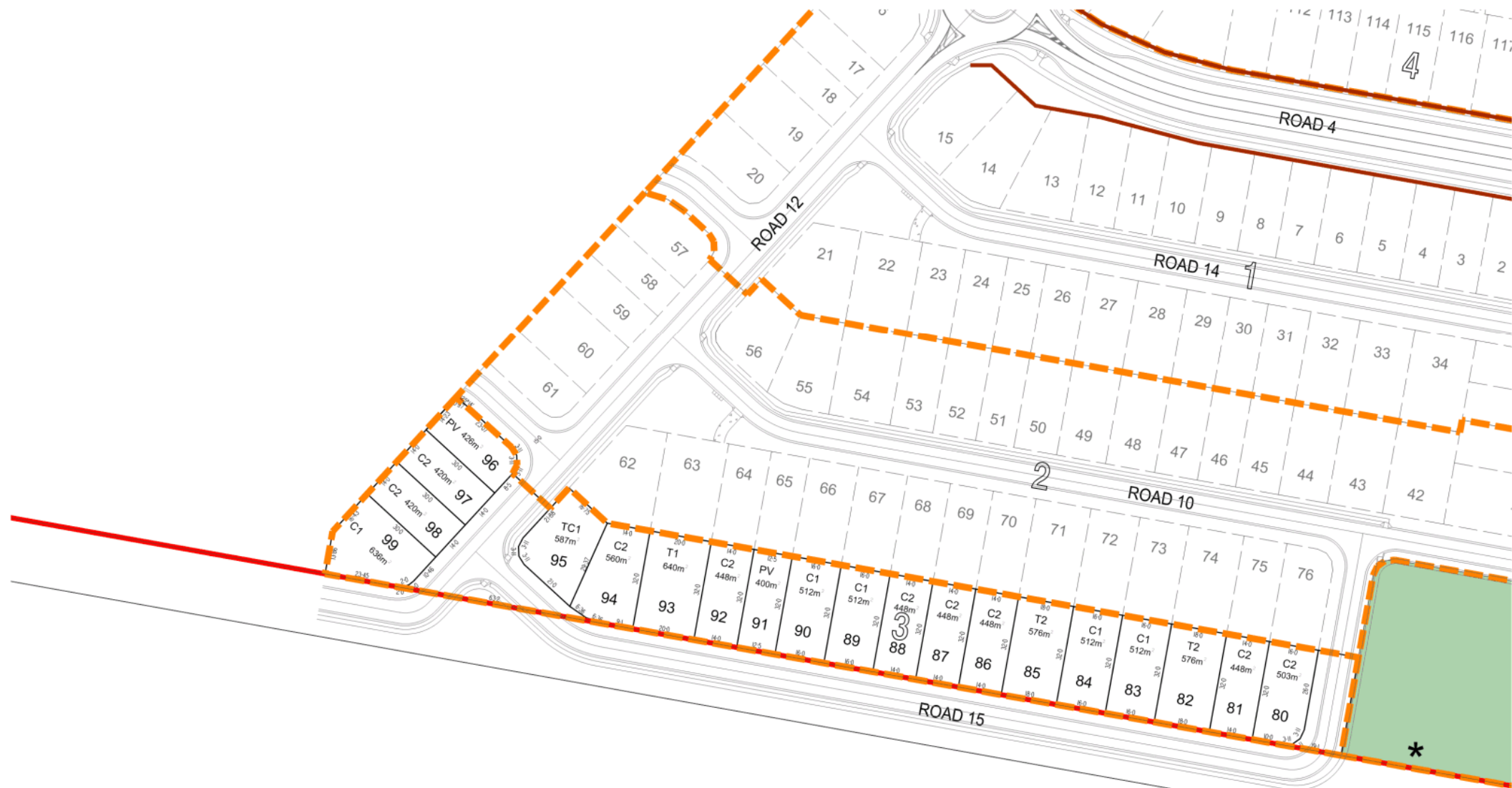
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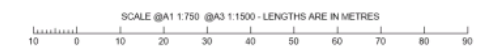
LEGEND

- Site Boundary
- - - Stage Boundary
- 1 Stage No.
- Future Development
- No Vehicular Access
- BS Bus Stop
- * Indicative Location of Sewer Pump Station / Temporary Tankering



DEVELOPMENT STATISTICS - STAGE 3	
PV - Premium Villa	2
T1 - Traditional	1
T2 - Traditional	2
C1 - Courtyard	5
C2 - Courtyard	9
TC1 - Town Courtyard	1
Total Number of Residential Allotments	20
Area of Subject Site	1.155 ha
Area New Road	1519 m ² 13.1 %
Length of New Road	97 m

RP DESCRIPTION: Lot 11 on SP268704



LENLEASE COMMUNITIES (SHORELINE) PTY LTD
 SERPENTINE CREEK ROAD, REDLAND BAY 29/10/2019 9401 P 08 Rev H-STG 03

STAGE 4

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

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LEGEND

- Site Boundary
- Stage Boundary
- Stage No.
- Future Development
- No Vehicular Access
- Bus Stop



DEVELOPMENT STATISTICS - STAGE 4

PV - Premium Villa	9
T2 - Traditional	4
C1 - Courtyard	3
C2 - Courtyard	1
TC1 - Town Courtyard	6
TC2 - Town Courtyard	2
PVR - Premium Villa (Rear Loaded)	2
T2R - Traditional (Rear Loaded)	1
C2R - Courtyard (Rear Loaded)	9
Total Number of Residential Allotments	37
Area of Subject Site	2.854 ha
Area New Road	1.039 ha 36.4 %
Length of New Road	584 m

RP DESCRIPTION: Lot 11 on SP268704

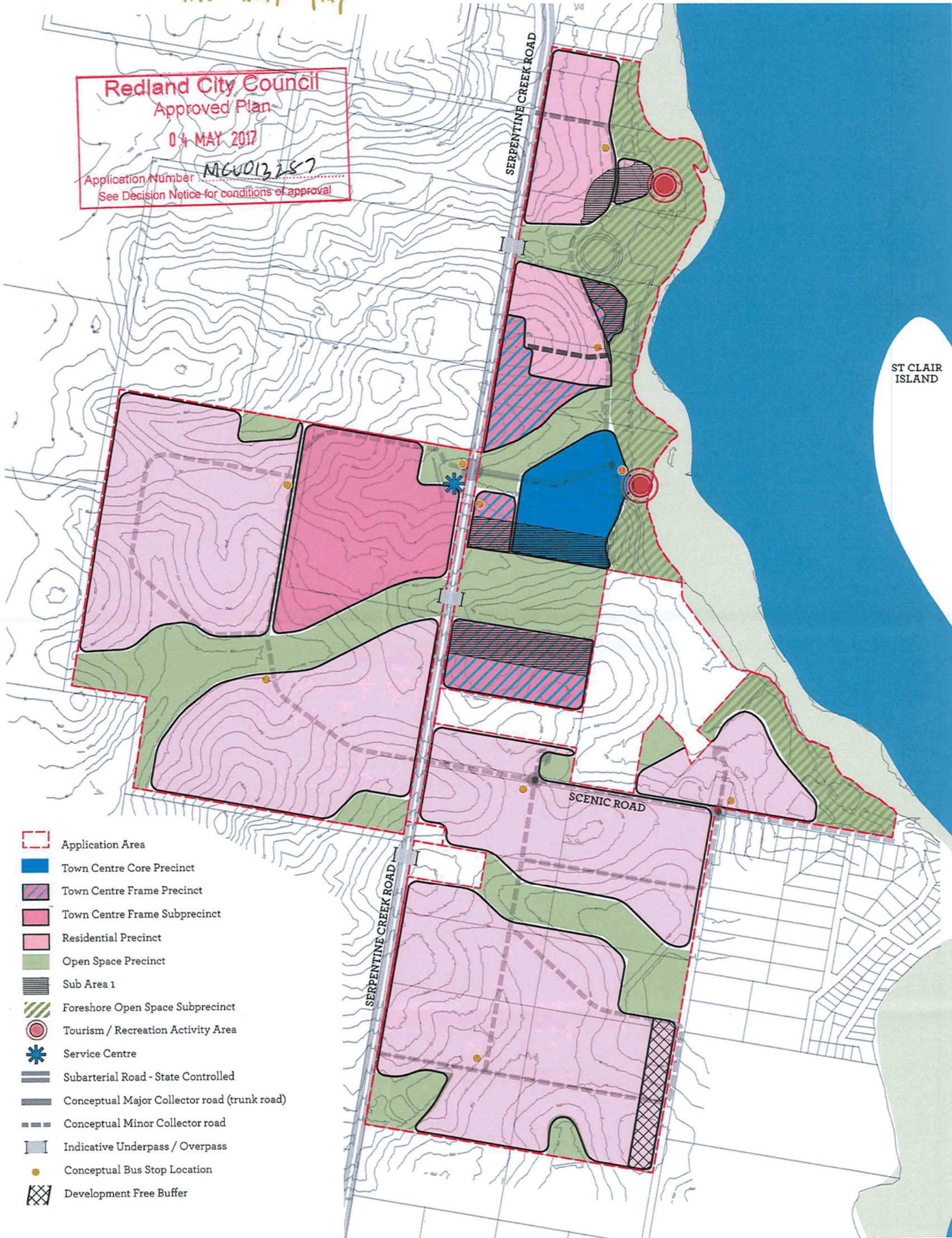


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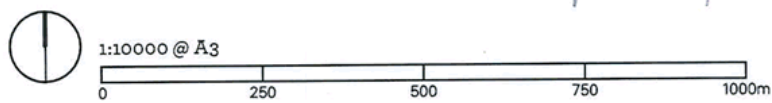
SERPENTINE CREEK ROAD, REDLAND BAY 29/10/2019 9401 P 08 Rev H -STG 04



Redland City Council
 Approved Plan
 04 MAY 2017
 Application Number MCV013287
 See Decision Notice for conditions of approval



- Application Area
- Town Centre Core Precinct
- Town Centre Frame Precinct
- Town Centre Frame Subprecinct
- Residential Precinct
- Open Space Precinct
- Sub Area 1
- Foreshore Open Space Subprecinct
- Tourism / Recreation Activity Area
- Service Centre
- Subarterial Road - State Controlled
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road
- Indicative Underpass / Overpass
- Conceptual Bus Stop Location
- Development Free Buffer



Precinct Plan. Shoreline -----

20.October.2016 . 14009_SK015 [21]



Attachment 5: Vegetation clearing and fauna management plan

- Ecological Assessment Report

5.8. Management and Compensatory Measures

A number of management and compensatory measures are proposed to minimise and offset impacts associated with the development. These measures are discussed within the following subsections.

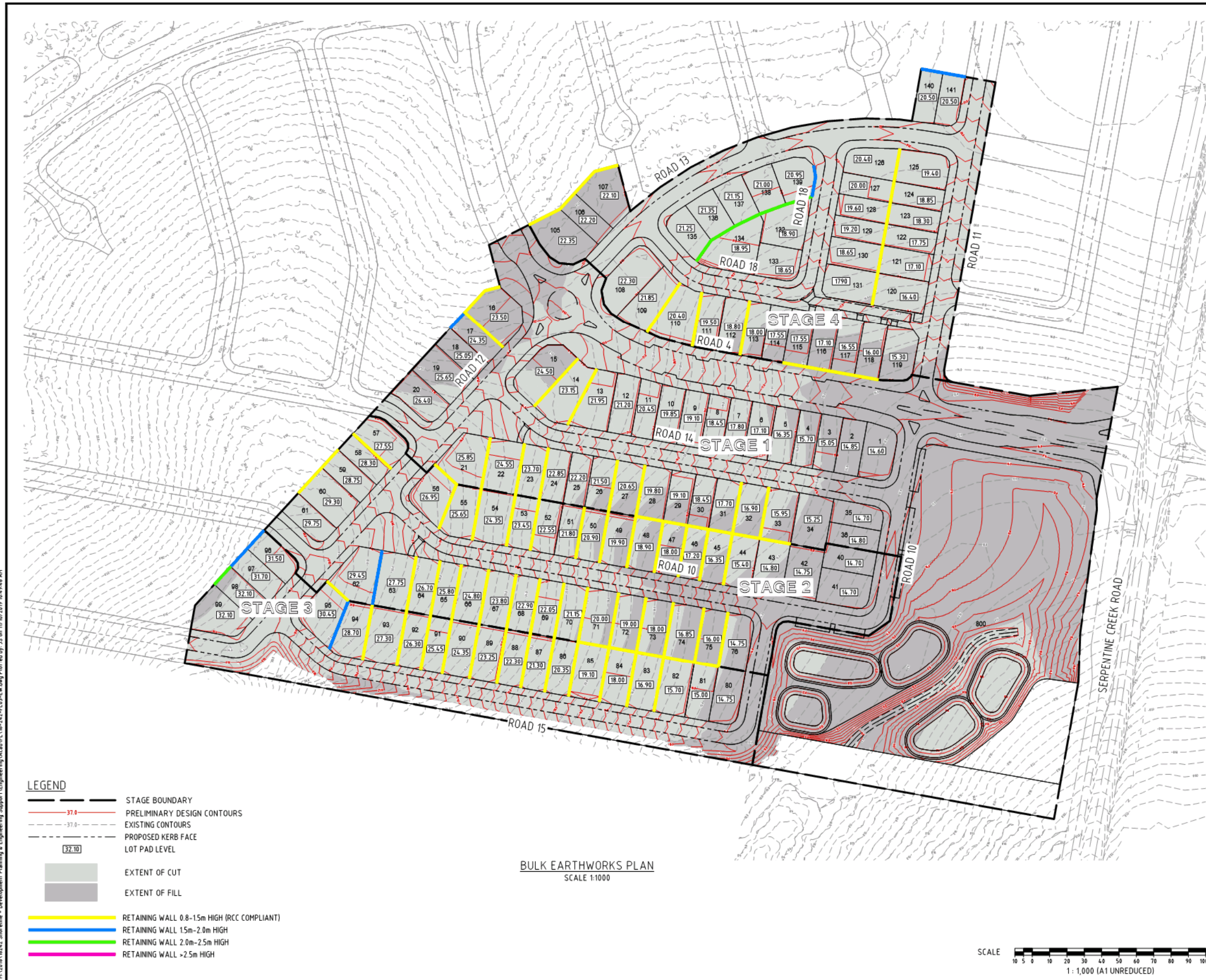
5.8.1 Vegetation Clearing and Fauna Management Plan

A Vegetation Clearing and Fauna Management Plan (VCFMP) should form part of the broader management document submitted as part of the operational works drawings for the project site.

The VCFMP should cover clearing of all vegetation listed in this report and include details on:

- trees marked for removal;
- all civil works likely to impact existing vegetation;
- temporary and permanent exclusion and protection fencing;
- roles and responsibilities for site contractors, the developer and the consultant group;
- stockpiling and site access locations;
- a clearing sequence plan showing the commencement of clearing and direction of removal to allow for the appropriate flushing of fauna towards safe havens;
- fauna species surveyed as using the site, focusing on those most likely impacted by development works;
- a list of relevant State and Commonwealth legislation constraints and controls for fauna potentially affected by development works;
- a plan showing existing habitat opportunities and locations;
- details of the threats to existing fauna species;
- management and mitigation measures – i.e. temporary use of fauna exclusion fencing;
- description of fauna spotter role, contacts and certification; and
- specific fauna management procedures for potential or known habitat trees;
- links to weed management and revegetation proposals; and
- stock piling and reuse of cleared vegetation.

Attachment 6. Earthworks and retaining plan



DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	ISSUED FOR APPROVAL	09.07.19	TJJ
B	ISSUED FOR APPROVAL	19.07.19	TJJ
C	ROAD 4 & PARK LAYOUT AMENDED	10.10.19	JAS

SH saunders havill group
 surveying town planning design
 environmental management landscape architecture
 Saunders Havill Group Pty Ltd ABN 24 144 972 949
 Brisbane Emerald Rockhampton
 head office: 9 Thompson St Bowen Hills Q 4006
 phone 1300 123 910 web www.saundershavill.com

Client: **lendlease**

Project: **Shoreline**
 PRECINCT 1

KN GROUP PTY LTD
 CONSULTING ENGINEERS

LEVEL 1 - 62 ASTOR TCE
 SPRING HILL QLD 4000
 PHONE 07 3017 1900
 EMAIL kn@knpl.com.au
 ABN 35 112 053 611

Approved: RPQ 1988

Drawing Title: **FUNCTIONAL LAYOUT PLAN STAGES 1 TO 4 EARTHWORKS**

Drawn	Designed	Checked	Date
RCT	AK	GBG	JULY 19

Scale: AS SHOWN

Sheet	Revision
03 of 07	

A1 18-242-FL03 C

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Attachment 7: Landscape plans



LEGEND

- ① The Big Green
- ② Parklet with turf, seat and shade tree
- ③ The Big Red
- ④ Roundabout with stamped paving surround and Moreton bay fig tree
- ⑤ Tide Line Park

Details of street tree planting, including species specification, to be determined at operational works stage.



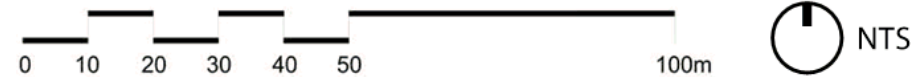
TIDE LINE PARK CONCEPT PLAN

Intent Statement

A park that has been shaped by the character and cultural identity of bayside living and the natural environment of Moreton Bay itself. Tide Line Park will make people feel as though they are on the bay in a moment frozen in time. As the first of its kind in the region, Tide Line Park will attract users from all around through the use of iconic play elements and recognisable design language that is synonymous with the bay lifestyle.

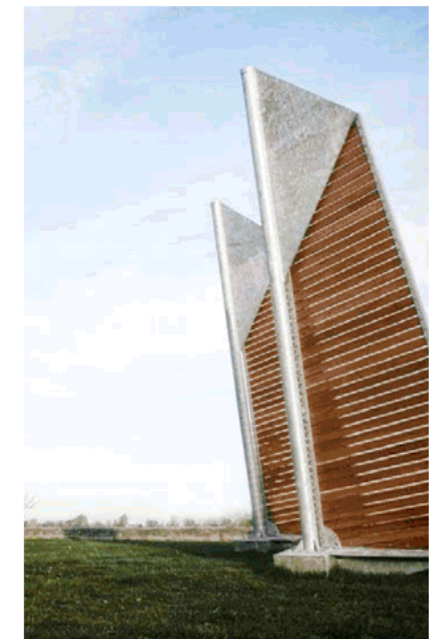
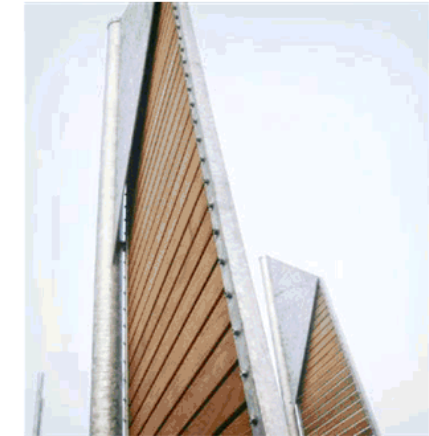
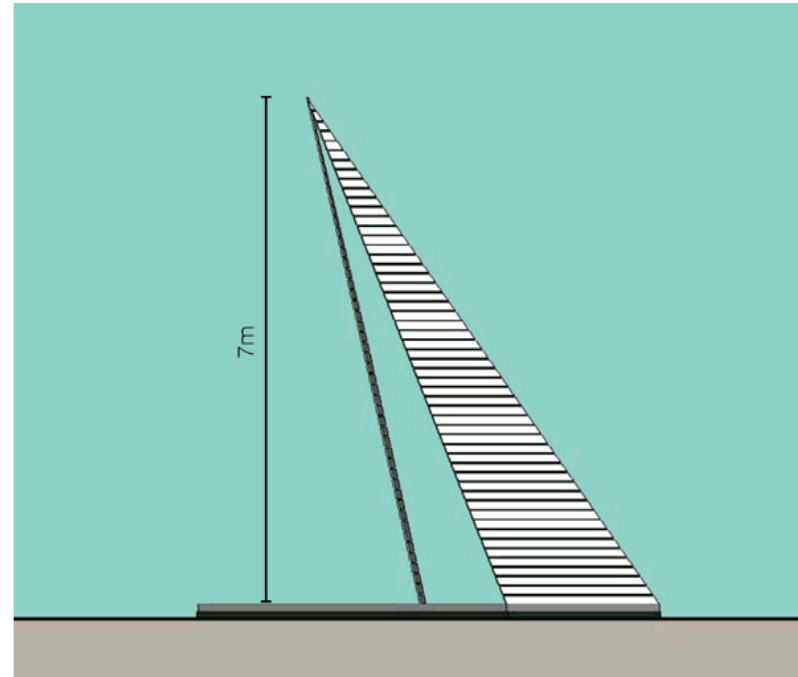
LEGEND

- 1 Entry Experience - Sail Boat inspired sculptures - Refer page 5
- 2 Pedestrian Landing Plaza - seat and shade with decorative elements in pavement
- 3 Sculptural wave mounds - patterned planting & turf
- 4 The Tide Line all-abilities playground - a contoured and mounded play experience with age separation
- 5 Iconic Shelter - With BBQ and seating area - Refer page 6
- 6 Amenity Block
- 7 Grove of mounded feature trees acting as a focal point
- 8 Sewer Pump Station with surrounding vegetated buffer zone
- 9 Native vegetation planting buffer with informal tracks
- 10 The Serpent ceremonial path
- 11 Kick about space
- 12 WSUD basin
- 13 Parking - 40 spaces
- 14 Plaza with facilities for bump in coffee kart
- 15 Bump in/out popup cafe/food truck commercial zone
- 16 Opticom Services
- 17 Maintenance access path to bio retention and sewer pump station infrastructure



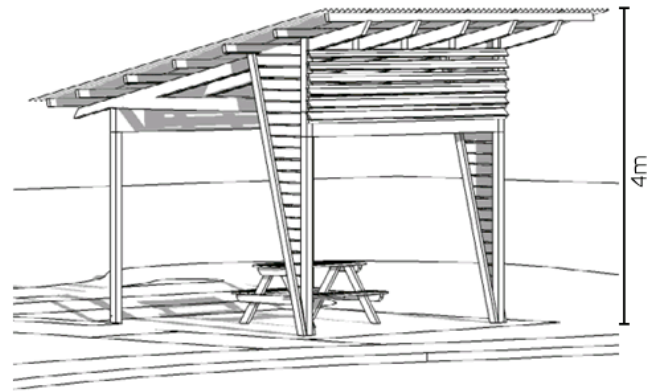
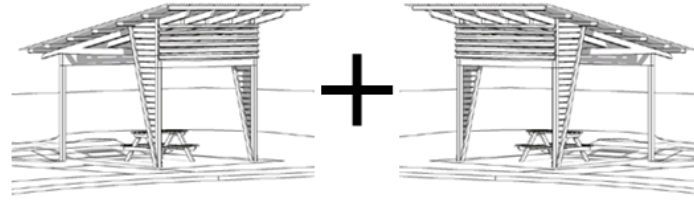
ENTRY STATEMENT STRUCTURES

COASTAL BAY VERNACULAR
NOTE: ENTRY STATEMENT STRUCTURES SHOWN FOR INTENT PURPOSES ONLY, TO BE DETAILED DESIGNED WITHIN THE OPERATIONAL WORKS PHASE OF THE PROJECT.

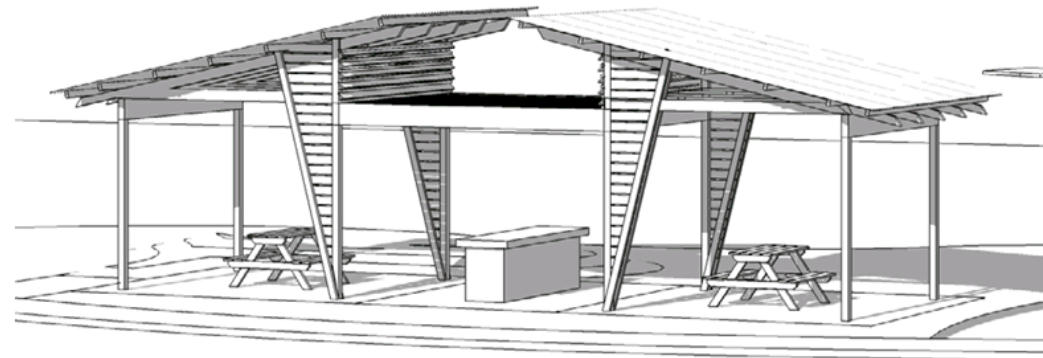


SHADE STRUCTURES

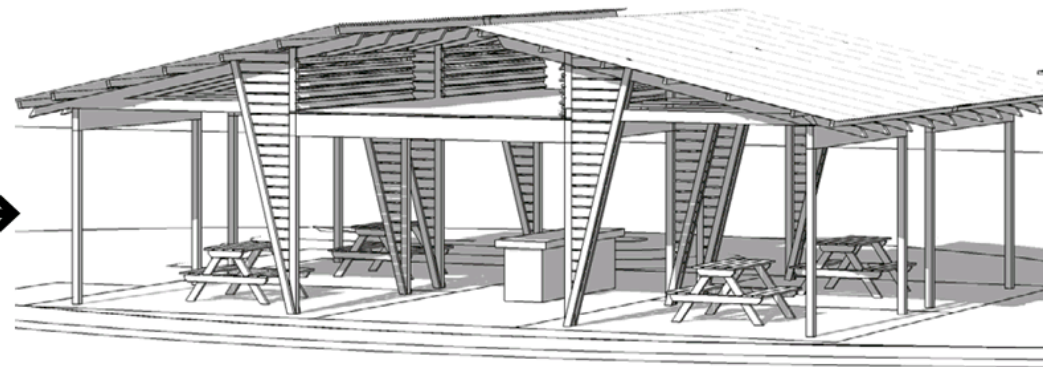
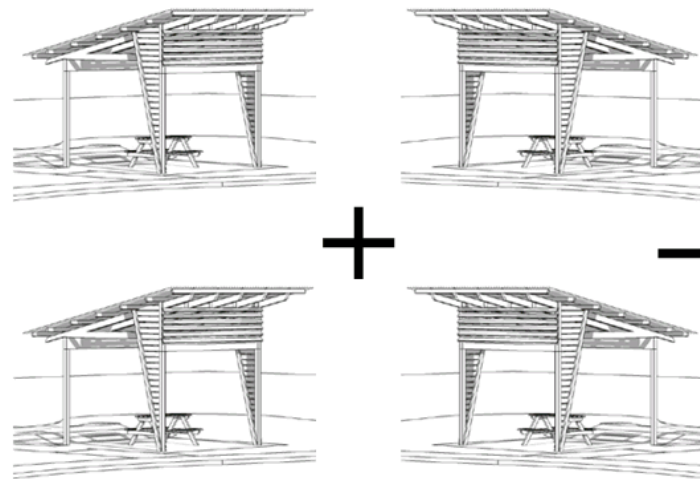
COASTAL BAY VERNACULAR
NOTE: SHADE STRUCTURES SHOWN FOR INTENT PURPOSES ONLY, TO BE DETAILED
DESIGNED WITHIN THE OPERATIONAL WORKS PHASE OF THE PROJECT.



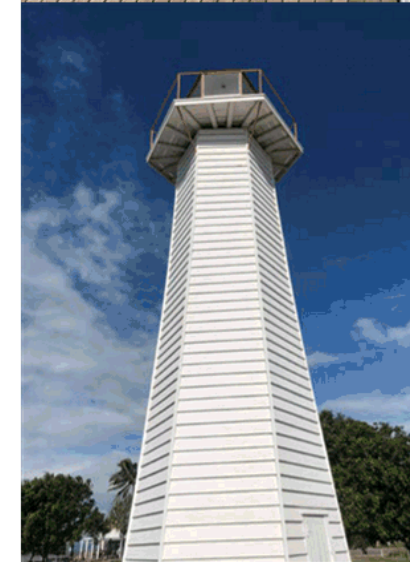
THE SINGLE



THE DOUBLE



THE PARTY



RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 1908-12621 SRA
 Council reference: RAL19/0061

4 November 2019

Chief Executive Officer
 Redland City Council
 PO Box 21
 CLEVELAND QLD 4163
 damailbox@redland.qld.gov.au

Dear Sir/Madam

SARA response - 275-385 Serpentine Creek Road and 47-91 Scenic Road - Redland Bay

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 13 August 2019.

Response

Outcome:	Referral agency response – with conditions
Date of response:	4 November 2019
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit for Reconfiguring a Lot (subdivision of land; 1 lot into 130 residential lots; 1 park lot; 1 balance lot; new road) Development Permit for a Material Change of Use for Park (structure/s greater than 50m ² and higher than 5m).
SARA role:	Referral agency
SARA triggers:	10.9.4.2.1.1 - State transport corridors and future State transport corridors 10.9.4.2.3.1 - State transport corridors and future State transport corridors 10.9.4.2.4.1 - State transport corridors and future State transport corridors
SARA reference:	1908-12621 SRA

Page 1 of 8

South East Queensland (South) regional office
 Level 1, 7 Short Street, Southport
 PO Box 3290, Australia Fair, Southport QLD 4215

1908-12621 SRA

Assessment Manager: Redland City Council
Street address: 275-385 Serpentine Creek Road and 47-91 Scenic Road, Redland Bay
Real property description: Lot 11 on SP269704 and Lot 2 on SP226358
Applicant name: Lendlease Communities Pty Ltd
c/- Saunders Havill Group
Applicant contact details: 9 Thompson Street
Bowen Hills QLD 4006
davidcollins@saundershavill.com

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Fletcher Smith, Senior Planning Officer, on 07 5644 3209 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Gareth Richardson
Manager, Planning and Development Services (SEQ South)

cc Lendlease Communities Pty Ltd c/- Saunders Havill Group, davidcollins@saundershavill.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

1908-12621 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development Permit for Reconfiguring a Lot		
10.9.4.2.1.1, 10.9.4.2.3.1 and 10.9.4.2.4.1 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The development must be carried out generally in accordance with the Proposal Plan, prepared by Saunders Havill Group, dated 29/10/2019, reference 9401 P 08 and revision H.	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.
2.	<p>(a) Road works comprising of the upgrade of Serpentine Creek Road along the frontage of the subject site, and the intersection upgrade of location [D], must be provided generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Serpentine Creek Road, Phase 1 – Roadworks, Sheet 1, prepared by KN Group Pty Ltd, dated 10/10/2019, reference 19-186-FL01 and revision C. • Serpentine Creek Road, Phase 1 – Roadworks, Sheet 2, prepared by KN Group Pty Ltd, dated 10/10/2019, reference 19-186-FL02 and revision C. • Functional Layout Plan, Stages 1 to 4, Road Hierarchy, prepared by KN Group Pty Ltd, dated 10.10.2019, reference 18-242-FL01 and revision C. <p>(b) The road works must be designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016.</p>	Prior to submitting the Plan of Survey to the local government for the sealing of the 1st allotment.
3.	Stormwater management and conveyance must be carried out generally in accordance with the Functional Layout Plan, Stages 1 to 4, Stormwater, prepared by KN Group Pty Ltd, dated 10.10.2019, reference 18-242-FL04, and revision C.	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.
4.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iii) surcharge any existing culvert or drain on the state-controlled road (iv) reduce the quality of stormwater discharge onto the state- 	<p>(a) At all times.</p> <p>(b) At all times.</p> <p>(c) Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.</p>

1908-12621 SRA

	<p>controlled road.</p> <p>(c) RPEQ certification with supporting documentation must be provided to the Brisbane Metropolitan Office within the Department of Transport and Main Roads at metropolitan.IDAS@tmr.qld.gov.au, confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	
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1908-12621 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the <i>State Development Assessment Provisions, version 2.5</i> . If a word remains undefined it has its ordinary meaning.
Further approvals required	
2.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road.</p> <p>Please contact the Brisbane Metropolitan Office within the Department of Transport and Main Roads at metropolitan.IDAS@tmr.qld.gov.au, to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland.</p> <p>Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

1908-12621 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The proposed four-way signalised intersection has been located and designed to maintain the safety and efficiency of the state-controlled road. This intersection will provide a single vehicle access point from the development to the state-controlled road network.
- Stormwater management and conveyance will be designed to ensure stormwater does not worsen impacts to the state-controlled road.
- Future residential development will be setback from the state-controlled road to minimise noise intrusion from the state-controlled road.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system.

1908-12621 SRA

Attachment 4—Change representation provisions

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1908-12621 SRA

Attachment 5—Approved plans and specifications

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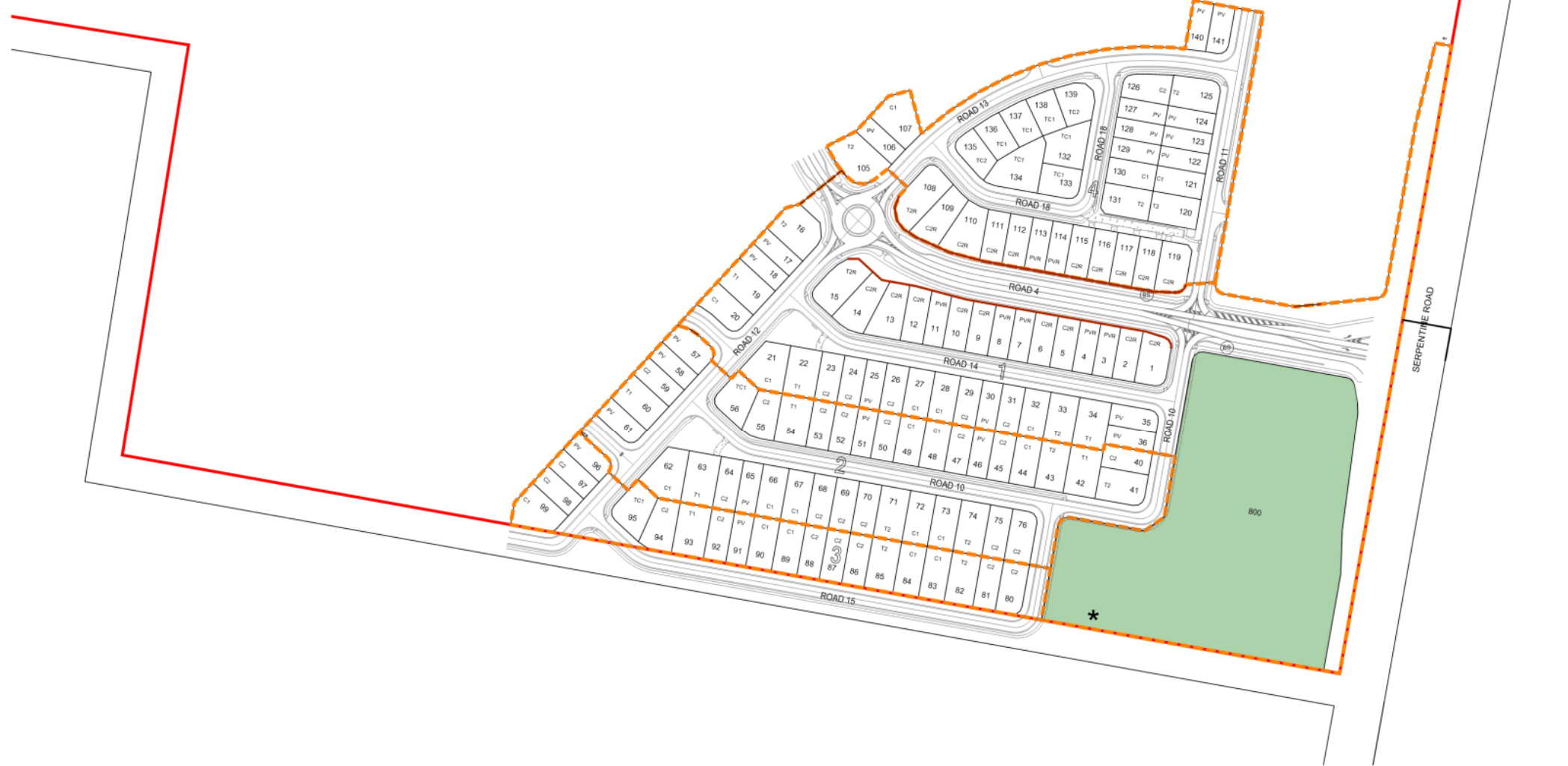
PROPOSAL PLAN

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1908-12621 SRA

Date: 4 November 2019

900
Balance Lot
(Remaining part of
parent Lot 11)



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

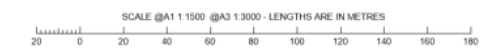
LEGEND

- Site Boundary
- Stage Boundary
- 1 Stage No.
- Future Development
- No Vehicular Access
- BS Bus Stop
- * Indicative Location of Sewer Pump Station / Temporary Tankering

DEVELOPMENT STATISTICS - OVERALL

PV - Premium Villa	23
T1 - Traditional	8
T2 - Traditional	12
C1 - Courtyard	23
C2 - Courtyard	27
TC1 - Town Courtyard	8
TC2 - Town Courtyard	2
PVR - Premium Villa (Rear Loaded)	7
T2R - Traditional (Rear Loaded)	2
C2R - Courtyard (Rear Loaded)	18
Total Number of Residential Allotments	130
Number of Small Lots (350 - 449m ²)	65
Average Lot Size	488 m ²
Area of Subject Site	13.217 ha
Balance Lot 900	88.167 ha
Open Space Lot 800	2.385 ha 18.0 %
Area New Road	4.478 ha 33.9 %
Length of New Road	2029 m

RP DESCRIPTION: Lot 11 on SP268704



LENLEASE COMMUNITIES (SHORELINE) PTY LTD
SERPENTINE CREEK ROAD, REDLAND BAY 29/10/2019 9401 P 08 Rev H - PRO 01

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



REVISIONS

No	Description	Date	By
A	ISSUED FOR APPROVAL	20/09/19	SLK
B	DESIGN CRITERIA AND DETAILS ADDED	01/10/19	JAS
C	RAISED CROSSING AMENDED	10/10/19	JAS

SH saunders havill group
 surveying town planning design
 environmental management architecture
 Saunders Havill Group Pty Ltd ABN 24 144 972 949
 Brisbane Emerald Rockhampton
 head office: 9 Thompson St Bowen Hills Q 4006
 phone 1300 123 SHG web: www.saundershavill.com



SCR - INTERSECTION 'D'

KN GROUP PTY LTD
 CONSULTING ENGINEERS
 LEVEL 1 - 62 ASTOR TCE
 SPRING HILL, QLD 4000
 PHONE 07 3017 1900
 EMAIL kn@knpl.com.au
 ABN 35 112 053 611

Approved - RPQ 1988

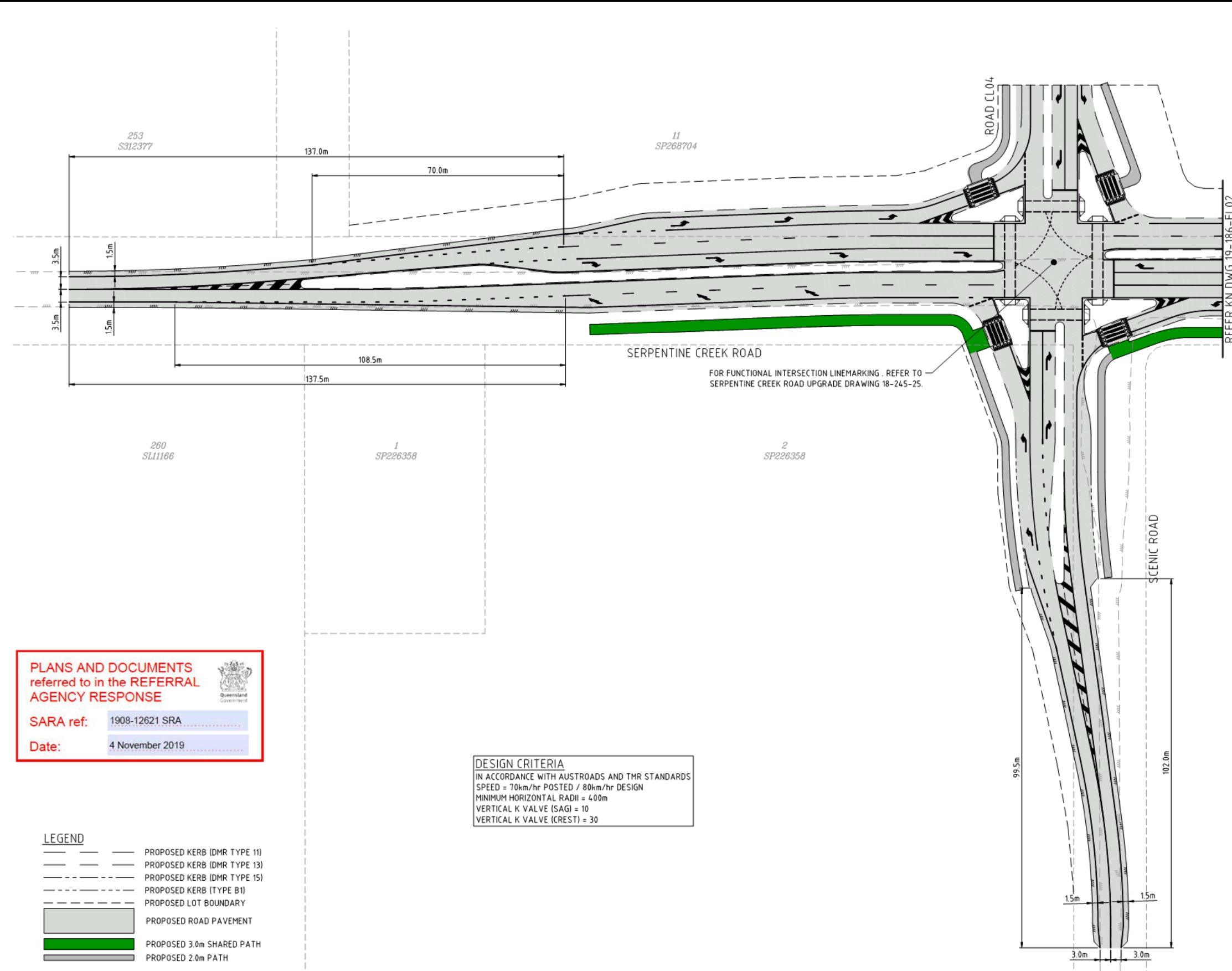
Drawing Title
**SERPENTINE CREEK ROAD
 PHASE 1 - ROADWORKS
 SHEET 1**

Drawn	Designed	Checked	Date
SLK	JAS	GBG	SEP 19

Scale
 AS SHOWN

Sheet	Revision
01 of xx	

A1	19-186-FLO1	C
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

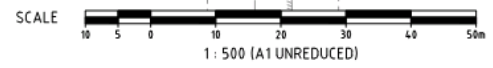
SARA ref: 1908-12621 SRA
 Date: 4 November 2019

DESIGN CRITERIA
 IN ACCORDANCE WITH AUSTRROADS AND TMR STANDARDS
 SPEED = 70km/hr POSTED / 80km/hr DESIGN
 MINIMUM HORIZONTAL RADII = 400m
 VERTICAL K VALVE (SAG) = 10
 VERTICAL K VALVE (CREST) = 30

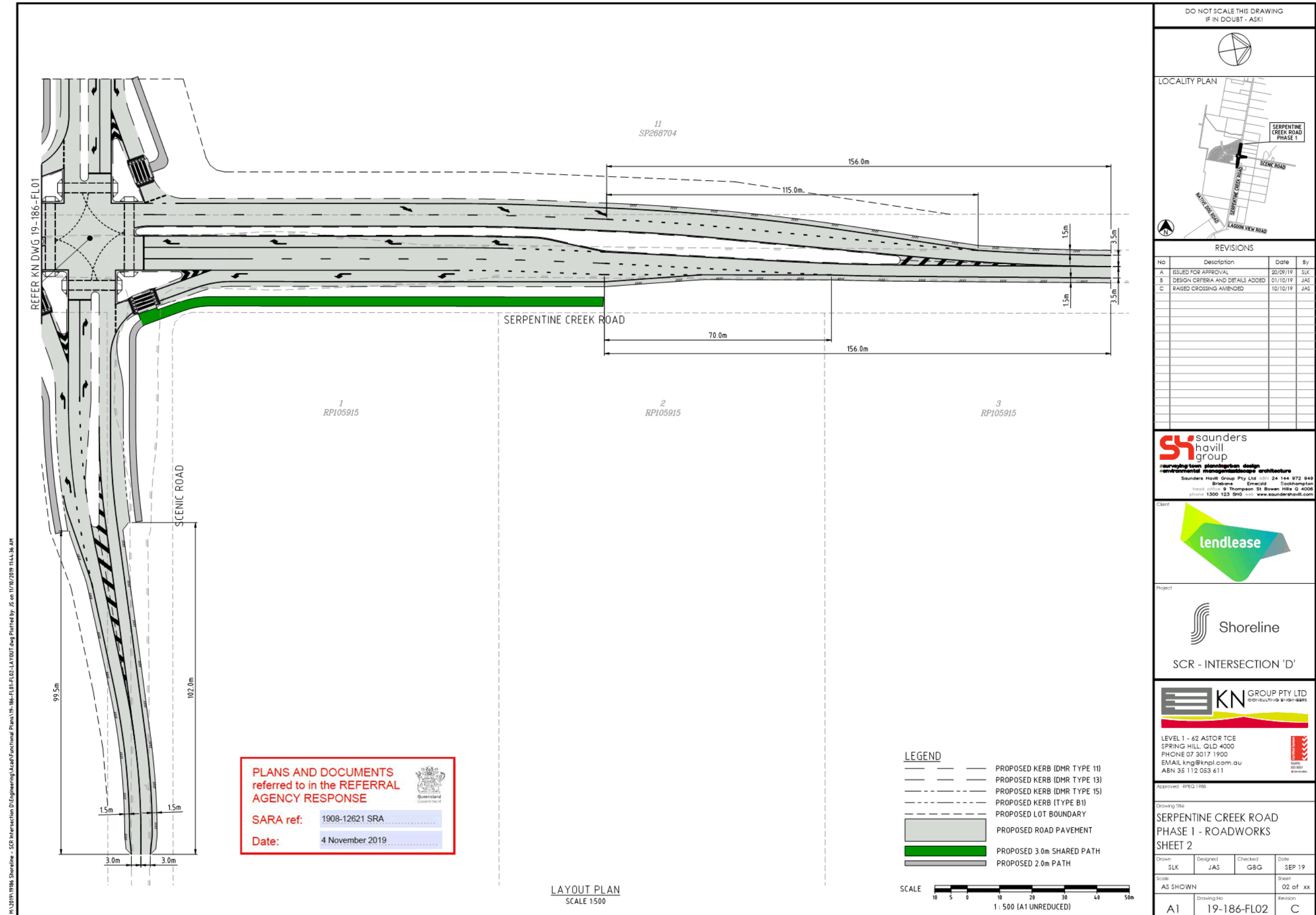
LEGEND

	PROPOSED KERB (DMR TYPE 11)
	PROPOSED KERB (DMR TYPE 13)
	PROPOSED KERB (DMR TYPE 15)
	PROPOSED KERB (TYPE B1)
	PROPOSED LOT BOUNDARY
	PROPOSED ROAD PAVEMENT
	PROPOSED 3.0m SHARED PATH
	PROPOSED 2.0m PATH

LAYOUT PLAN
 SCALE 1:500



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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1908-12621 SRA

Date: 4 November 2019




LAYOUT PLAN
SCALE 1:500

LEGEND

- PROPOSED KERB (DMR TYPE 11)
- PROPOSED KERB (DMR TYPE 13)
- PROPOSED KERB (DMR TYPE 15)
- PROPOSED KERB (TYPE B1)
- - - PROPOSED LOT BOUNDARY
- PROPOSED ROAD PAVEMENT
- PROPOSED 3.0m SHARED PATH
- PROPOSED 2.0m PATH

SCALE 1: 500 (A1 UNREDUCED)



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LOCALITY PLAN



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No	Description	Date	By
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Brisbane Emerald Rockhampton
head office: 9 Thompson St Bowen Hills Q 4006
phone 1300 123 SHG web: www.saundershavill.com

Client



Project



SCR - INTERSECTION 'D'

KN GROUP PTY LTD
consulting engineers

LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kn@knpl.com.au
ABN 35 112 053 611



Approved: RPQ 1988

Drawing Title
**SERPENTINE CREEK ROAD
PHASE 1 - ROADWORKS
SHEET 2**

Drawn	Designed	Checked	Date
SLK	JAS	GBG	SEP 19

Scale
AS SHOWN

Sheet	Revision
02 of xx	

Sheet	Drawing No	Revision
A1	19-186-FL02	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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Date: 4 November 2019

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KN GROUP PTY LTD
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 LEVEL 1 - 62 ASTOR TCE
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 PHONE 07 3017 1900
 EMAIL kn@knpl.com.au
 ABN 35 112 053 611

Approved: RP02 1998

Drawing Title:
**FUNCTIONAL LAYOUT PLAN
 STAGES 1 TO 4
 ROAD HEIRARCHY**

Drawn	Designed	Checked	Date
RCT	AK	GBG	JULY 19

Scale:
 AS SHOWN

Sheet	Revision
01 of 07	

Sheet	Revision
A1	C

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- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CONTROL LINE
 - NOMINATED DRIVEWAY POSITION
 - SEWAGE TANKERING / PUMP STATION
 - INDICATIVE BUS STOP LOCATION
 - TRUNK COLLECTOR STREET
 - RESIDENTIAL COLLECTOR STREET
 - RESIDENTIAL ACCESS STREET

ROADWORKS LAYOUT PLAN
 SCALE 1:1000

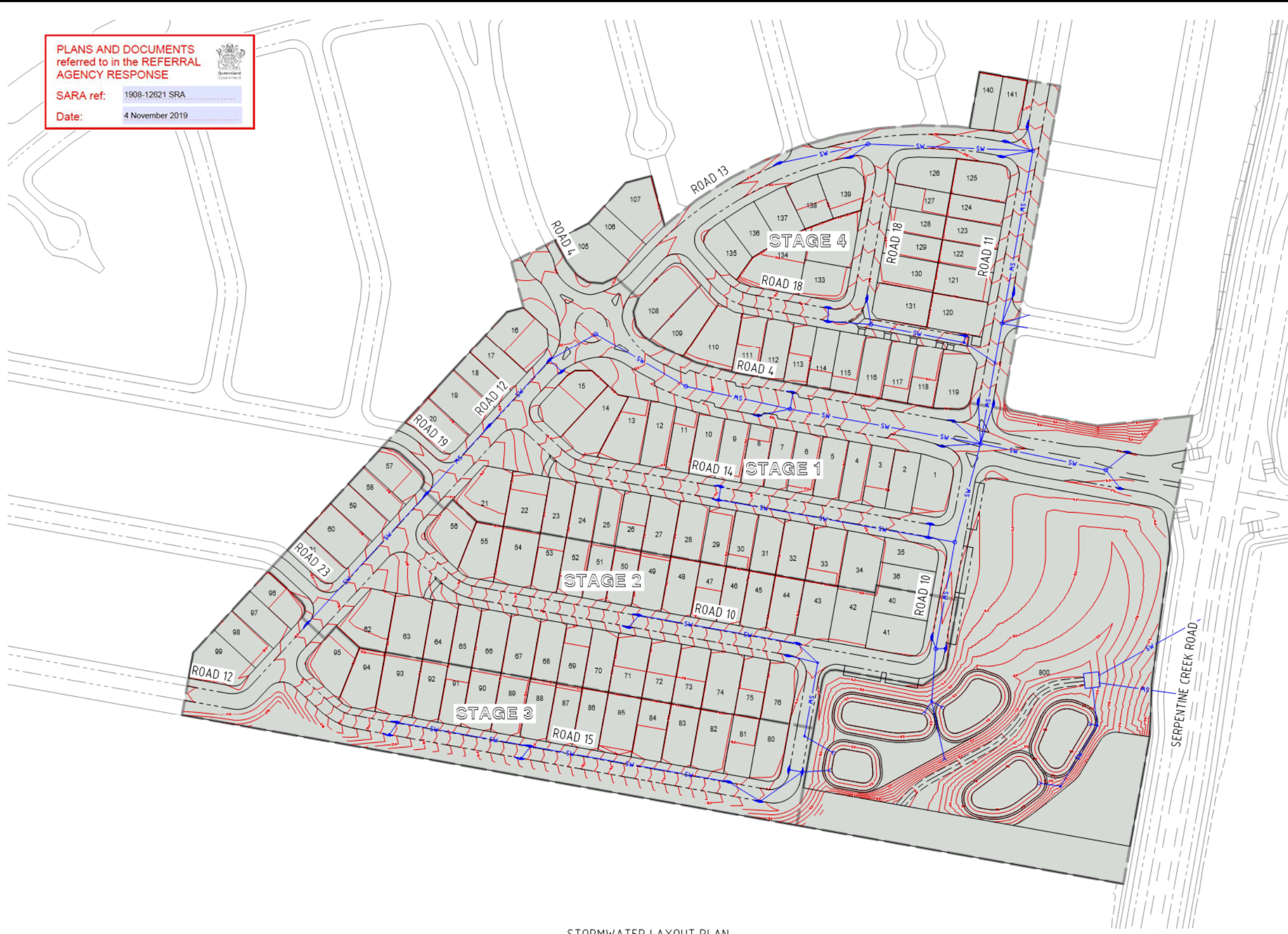
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1908-12621 SRA

Date: 4 November 2019

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STORMWATER LAYOUT PLAN
SCALE 1:1000

- LEGEND**
- STAGE BOUNDARY
 - - - PROPOSED KERB FACE
 - SW — PROPOSED STORMWATER
 - SW — EXISTING STORMWATER
 - SW — FUTURE STORMWATER



DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

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No	Description	Date	By
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Client: **lendlease**

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 PRECINCT 1

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LEVEL 1 - 62 ASTOR TCE
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 PHONE 07 3017 1900
 EMAIL kn@knpl.com.au
 ABN 35 112 053 611

Approved: RP02 1988

Drawing Title: **FUNCTIONAL LAYOUT PLAN STAGES 1 TO 4 STORMWATER**

Drawn	Designed	Checked	Date
RCT	AK	GBG	JULY 19

Scale: AS SHOWN Sheet: 04 of 07

Drawing No	Revision
A1	C

ATTACHMENT 9 – CONDITIONS

ASSESSMENT MANAGER CONDITIONS – RECONFIGURING A LOT	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>	<p>Prior to Council approval of the survey plan for each stage.</p> <p>Ongoing condition.</p>

Plan/document title	Reference number	Prepared by	Plan/doc. date
Proposal Plan (as amended in red)	9401 P 08/H-PRO 01	Lendlease	29/10/2019
Stage 1	9401 P 08/H-STG 01	Lendlease	29/10/2019
Stage 2	9401 P 08/H-STG 02	Lendlease	29/10/2019
Stage 3	9401 P 08/H-STG 03	Lendlease	29/10/2019
Stage 4	9401 P 08/H-STG 04	Lendlease	29/10/2019
Functional Layout Plan – Stages 1 to 4 - Road Hierarchy (as amended in red)	18-242-FL01/C	KN Group Pty Ltd	10/10/2019
Functional Layout Plan – Stages 1 to 4 - Road Hierarchy Cross Sections	18-242-FL02/B	KN Group Pty Ltd	19/07/2019
Stormwater Management Plan – Shoreline Precinct 1	6622-01_R01_V03	Water Technology	11/10/2019
Shoreline Residential Masterplan – Stage 1 ROL Application – Traffic Impact Assessment	620.12739-R01/V2.0	SLR	03/10/2019
Tide Line Concept Plan	Page 4	Vee	11/10/2019
Ecological Assessment Report – Section 5.8 and 5.8.1	Page 79	Saunders Havill	24/07/2019
Precinct 1 – Landscape Master Plan	Page 3	Vee	11/10/2019

Table 1: Approved plans and documents

3. Submit to Council a survey plan for approval for each stage of the development, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval, and Schedule 18 of the Planning Regulation 2017.	Prior to expiry of the currency period for the development.
4. Comply with the infrastructure agreement relating to the subject land.	Ongoing.
Existing structures	
5. Demolish or remove all existing structures on site (excluding balance Lot 900), including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to Council approval of the survey plan.
6. Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the survey plan for each stage.
Biting Insects	
7. Implement Section 7 of the Biting Insect Management Plan, reference no. 140906v, prepared by FRC Environmental, dated November 2016.	Ongoing.
Road naming	
8. Submit to Council, and gain approval for, a road naming plan, in accordance with Council's road naming guidelines, detailing specific road names and designations for all existing and proposed new public roads within the site. Use original road names on all new roads to avoid duplication of any existing road names in the City.	Prior to preparing your survey plan for each stage.
Split valuation	
9. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$38.65 (excluding GST) per allotment (2019/2020 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.	Prior to Council approval of the survey plan for each stage.

Utility services	
10. Relocate any services (for example water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the survey plan for each stage.
11. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur, or prior to Council approval of the survey plan for each stage, whichever is the sooner.
12. Design and install underground electricity and telecommunication conduits to service all lots in accordance with the requirements of the relevant service providers and Redlands Planning Scheme Version 6.2 (RPS V6.2), unless varied by the Shoreline POD. Provide Council with written confirmation from the service provider for the supply of electricity and telecommunication services. <i>Note: you need to engage the services of a telecommunications carrier to install and operate a telecommunications network. It is recommended you do this immediately after receiving this development approval to ensure a connection will be available to future residents. To find out if NBN is currently available for this development, visit the NBN website:</i> https://www2.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html	Prior to Council approval of the survey plan for each stage.
Land dedication and design	
13. Dedicate land shown as road on the approved road hierarchy plan, for the purpose of road.	Prior to Council approval of the survey plan for each stage.
14. Transfer the land shown as Lot 800 on the approved proposal plan to Council in fee simple (on trust) for the purpose of a park and stormwater drainage infrastructure.	At the time specified in schedule 3, section 5.5 of the

<p>Note: The dimensions of these areas, and number of lots, are to be confirmed prior to Council approval of the survey plan for stage 1.</p>	<p>infrastructure agreement.</p>
<p>15. Transfer the land utilised for the sewer pump station, temporary tankering location and including access to road reserve to Council as a freehold lot.</p>	<p>At the time specified in schedule 3, section 1.2 of the infrastructure agreement.</p>
<p>Access and roadworks</p>	
<p>16. Design all roads in accordance with the provisions of Complete Streets, the RPS V6.2, unless varied by the Shoreline POD, and the approved road hierarchy cross sections plan, unless otherwise stated as part of a specific condition of this approval.</p>	<p>As part of the application for operational works for each stage.</p>
<p>17. Design traffic calming consistent with the provisions of Complete Streets, and the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>As part of the application for operational works for each stage.</p>
<p>18. Design footpaths along the road frontages as per the approved road hierarchy and cross section plans and the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>As part of the application for operational works for each stage.</p>
<p>19. Remove any redundant vehicle crossovers and reinstate verge as in accordance with the standards in the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>Prior to Council approval of the survey plan for Stage 1.</p>
<p>20. Submit to Council, a construction management plan in accordance with the RPS infrastructure works policy and the relevant Australian Standards, that includes but not limited to the following:</p> <ul style="list-style-type: none"> a) Proposed vehicle diversion route resulting from the future upgrade to Serpentine Creek Road. b) Proposed hours of construction and deliveries. c) Temporary sewer management during construction phase. 	<p>For a) as part of the application for operational works for Stage 1; and</p> <p>For b) to j) prior to requesting a pre-start meeting for each stage.</p>

<p>d) Vehicle access during construction hours, including responsibility for maintenance of the defined cartage route and proposed haulage route for construction traffic (including loading and unloading).</p> <p>Note: Location and finish of vehicle access from Serpentine Creek Road is to be approved by DTMR.</p> <p>e) Traffic management signed by a suitably qualified person who holds a current DTMR 'Open Level' Traffic Management Design Certification.</p> <p>f) Parking of vehicles (trucks, on-site employees and delivery vehicles).</p> <p>g) On-site dust and noise management to ensure no unreasonable disturbance to the amenity of the surrounding areas occurs.</p> <p>h) Dilapidation report of the existing Council infrastructure.</p> <p>i) A copy of the proposed Program of Civil Works for each stage.</p> <p>j) Sign and line marking plan for each stage.</p>	
<p>21. Construct the road intersection upgrade of Heinemann Road and Double Jump Road in accordance with the operational works approval OPW17/0055.</p>	<p>Prior to on maintenance or Council approval of the Survey Plan for the first lot, whichever is the sooner.</p>
<p>22. Ensure that vehicular access to Lots 1 to 15 inclusive and Lots 108 to 119 inclusive is only provided from the secondary frontage in accordance with the approved proposal plan.</p>	<p>Ongoing condition.</p>
<p>Stormwater management</p>	
<p>23. Convey roof water and surface water to a lawful point of discharge in accordance with the approved stormwater management plan and the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>Prior to on maintenance for each stage or Council approval of the survey plan for each stage,</p>

	<p>whichever is the sooner.</p> <p>Ongoing condition.</p>
<p>24. Manage stormwater discharge from the site in accordance with the approved stormwater management plan and the RPS V6.2 unless varied by the Shoreline POD, so as to not cause an actionable nuisance to downstream properties, unless consented to by the owner.</p>	<p>Prior to on maintenance for each stage or Council approval of the survey plan for each stage, whichever is the sooner.</p> <p>Ongoing condition.</p>
<p>25. Submit to Council a stormwater management plan and report that addresses both quality and quantity in accordance with the approved stormwater management plan and the RPS V6.2 unless varied by the Shoreline POD, including the following:</p> <ul style="list-style-type: none"> • Design of allotment drainage (where applicable). • Downstream owner’s consent to discharge for increased quantity of stormwater onto their land; OR provision of on-site detention so as not to cause an actionable nuisance to the downstream property. • 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. • An electronic copy of the Model for Urban Stormwater Improvement Conceptualisation (MUSIC). • A maintenance plan including estimates of asset and maintenance costs. 	<p>As part of the application for operational works for each stage.</p>
<p><u>Water and wastewater</u></p>	
<p>26. Connect all lots to the proposed reticulated sewerage and reticulated water systems. Submit to Council for approval an application for operational works showing the proposed works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>Prior to Council approval of the survey plan for each stage.</p>

<p>27. Execute a temporary sewer tankering agreement with Redland City Council including the payment of any bonds.</p> <p>Note: No sewer assets will be accepted on maintenance until the development is successfully connected to a sewer treatment plant and remediation works (as per the Infrastructure Agreement) are completed to Council's satisfaction.</p>	<p>Prior to Council approval of the survey plan for stage 1.</p>
<u>Excavation and fill</u>	
<p>28. Submit to Council an earthworks plan for the reconfiguration, including verge earthworks in accordance with the RPS V6.2 unless varied by the Shoreline POD.</p>	<p>As part of the application for operational works for each stage.</p>
<p>29. Design and construct all retaining structures in accordance with the Australian Standard for Earth-retaining structures (AS4678-2002), in particular the minimum 60 year design life requirements. Construct all road boundary retaining walls of materials that are of a high quality appearance, such as sandstone blocks or textured concrete sleepers.</p>	<p>Prior to Council approval of the survey plan for each stage.</p>
<u>Sediment and erosion control</u>	
<p>30. 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 (IECA).</p>	<p>During construction phase.</p>
<u>Koala Habitat</u>	
<p>31. Provide a Notice of Election, and have it accepted, for offset of non-juvenile koala habitat trees to be cleared within the southern road reserve and Lot 11. The Notice of Election must be in accordance with Queensland Environmental Offsets Policy v1.7 Chapter 2 and in particular:</p> <ul style="list-style-type: none"> • Section 2.3.1 if a proponent-driven offset is proposed, or • Section 2.2.2 if a financial offset is proposed. <p><i>Note: For a proponent-driven offset, a legal agreement must be in place before any clearing works commence. For a financial offset, payment must be made before commencement of clearing works.</i></p>	<p>With or prior to an application for operational works for stage 1.</p>

<p>32. If a proponent-driven koala habitat offset option is proposed, provide a dimensioned and clearly labelled plan illustrating the location of the offset area, in accordance with Queensland Environmental Offsets Policy v1.7 Section 2.3.1.</p>	<p>With an application for operational works for stage 1.</p>
<p>33. If a proponent-driven koala habitat offset option is proposed, demonstrate how the required offset area will be compatible with the purposes and design of open space corridors as prescribed in Section 2.2 and Appendix 2 of the approved Shoreline Open Space and Landscape Strategy Version 3.</p>	<p>With an application for operational works for stage 1.</p>
<p><u>Vegetation Clearing and Fauna Management</u></p>	
<p>34. Provide a Vegetation Clearing and Fauna Management Plan, prepared by a qualified person, in accordance with the itemised list of actions as outlined in the approved sections 5.8 and 5.8.1 (page 79) of the ecological assessment report.</p>	<p>As part of the application for operational works for stage 1.</p>
<p><u>Survey Control Information</u></p>	
<p>35. Include on the survey plan connections from at least two separate corners to two Registered Permanent Survey Marks.</p>	<p>Prior to Council approval of the survey plan for each stage.</p>
<p>36. Place two (2) new Permanent Survey Marks (PSMs) in the approximate locations indicated on the approved plans and in accordance with the following:</p> <ul style="list-style-type: none"> • secure each PSM site from works and make suitable for Global Navigation Satellite System (GNSS) observations • place PSMs as a standard brass plaque set in concrete to a minimum depth of 600mm • level each PSM placed to a minimum 4th Order standard. 	<p>Prior to Council approval of the survey plan for the relevant stage.</p>
<p><u>Landscaping works</u></p>	
<p>37. Submit a landscape plan, prepared in accordance with the RPS V6.2 unless varied by the Shoreline POD, the Shoreline Biting Insect Management Plan and the Infrastructure Agreement to Council for operational works approval. The landscape plan is to include the following items:</p> <p>a) Designs that are generally in accordance with approved landscape master plan.</p>	<p>As part of the application for operational works for each stage.</p>

<p>b) Details of street tree planting in accordance with the landscaping code with species selected from the RPS V6.2 unless varied by the Shoreline POD, and unless otherwise approved as part of the operational works approval.</p> <p>c) Installation of 600mm tree root barriers for all street trees (Nylex or equivalent), unless otherwise approved as part of an application for operational works. Installation of tree root barriers must be confirmed with a Redland City Council representative at the time of planting trees.</p> <p>d) Details of stormwater facilities.</p> <p>e) A plan showing the tree protection zones (TPZs) around existing trees identified for retention on the approved plans. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites.</p>	
<p>38. Provide details of a maintenance plan/schedule for the entire landscaping component of the development.</p>	<p>As part of the application for operational works for each stage.</p>
<p>39. Remove all weed species, as identified in the Redlands Coast Biosecurity Plan 2018-2023.</p>	<p>Prior to Council approval of the survey plan of each stage.</p>
<p>40. Turf all areas of disturbance within the road verge with turf cut from a weed free source containing no viable weed seed.</p>	<p>Prior to Council approval of the survey plan of each stage.</p>
<p>ASSESSMENT MANAGER CONDITIONS – MATERIAL CHANGE OF USE (PARK)</p>	<p>TIMING</p>
<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>	
<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 transfer of Lot 800 to Council. Ongoing condition.</p>

Plan/document title	Reference number	Prepared by	Plan/doc. date
Tide Line Concept Plan	Page 4	Vee	11/10/2019
Entry Statement Structures	Page 7	Vee	11/10/2019
Shade Structures	Page 8	Vee	11/10/2019

Table 1: Approved plans and documents

<p>3. Comply with the infrastructure agreement relating to the subject land.</p>	<p>Ongoing.</p>
<p>4. Submit a landscape plan for the park, prepared in accordance with the RPS V6.2 unless varied by the Shoreline POD, the Shoreline Biting Insect Management Plan and the Infrastructure Agreement to Council for operational works approval. The landscape plan is to include the following items:</p> <ul style="list-style-type: none"> a) Designs that are generally in accordance with approved concept landscape plan. b) Details of treatment and embellishments to the recreation area of the open space. The standard of treatment must be consistent with the neighbourhood recreation parks in the Infrastructure Agreement and the RPS V6.2 unless varied by the Shoreline POD. c) Details of stormwater facilities. d) A plan showing the tree protection zones (TPZs) around existing trees identified for retention on the approved plans. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites. 	<p>As part of the application for operational works for each stage.</p>

ADDITIONAL APPROVALS

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

- Building works for:
 - Park structures;
 - Retaining structures.
- Environmental Authority for an Environmentally Relevant Activity (Tankering Facility)
- Operational works is required for the following works as detailed in the conditions of this approval:
 - Landscaping works;
 - Road and verge works;

-
- Access driveway works;
 - Stormwater quality and drainage (note that the eastern stormwater basins will be subject to a future operational works application, following subsequent to an approval for development over the land on the eastern side of Serpentine Creek Road, which is within the same stormwater catchment);
 - Excavation and fill;
 - Water reticulation;
 - Sewerage reticulation;
 - Electrical reticulation;
 - Erosion and sediment control;
 - Footpath.

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

- Road opening permit – for any works proposed within an existing road reserve.

REFERRAL AGENCY CONDITIONS

- **Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)**

Refer to the attached correspondence from the DSDMIP dated 4 November 2019 (DSDMIP reference 1908-12621 SRA).

ASSESSMENT MANAGER ADVICE

- **Building design to reduce the incidence of biting insects**

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings. It is recommended you consider the following design elements:

- Outdoor entertaining areas are encouraged to be equipped with insect screens with a mesh aperture of not more than 1mm to minimise mosquito entry to the area.
 - Insect screens specifically designed to prevent the entry of smaller insects such as biting midge are recommended to be incorporated to minimise biting midge entry to the building.
 - Locate the majority of windows on the windward side of the building to pressurise the building and reduce opportunities for biting insects to enter the preferred leeward side of the building.
 - Ceiling fans and other air circulation devices are encouraged to increase airflow indoors and outdoors to minimise the ability for mosquitoes to travel inside the building.
 - Outdoor lighting is encouraged to be directed towards the ground to minimise the attraction of biting insects. Mosquitoes will travel significant distance towards lit up areas.
-

- **Infrastructure charges**

Infrastructure charges apply to the development in accordance with the Infrastructure Agreement. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **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/>

- **Live connections**

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

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

- **Coastal processes and sea level rise**

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

- **Hours of construction**

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

- **Performance bonding**

Security bonds may be required in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.

- **Survey and as-constructed information**

Redland City Council will be transitioning to ADAC XML submissions for all asset infrastructure. While current Redland Planning Scheme Policies do not mandate its use, RCC encourages the utilisation of this methodology for submissions.

- **Plan sealing information**

To expedite the processing of survey plans, a survey plan checklist is available on Council's website at:

https://www.redland.qld.gov.au/info/20016/planning_and_development/348/forms_for_planning_and_development

You should complete this checklist and submit it to Council with your survey plan(s).

- **Services installation**

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

- **Fire ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au

- **Cultural heritage**

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.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

Assessment Benchmarks:	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Shoreline Plan of Development/Redlands Planning Scheme V6.2: <ul style="list-style-type: none"> <u>Reconfiguration</u> <ul style="list-style-type: none"> ○ Shoreline residential precinct code ○ Reconfiguration code (as varied by the POD) ○ Development near underground infrastructure code ○ Excavation and fill code ○ Infrastructure works code ○ Stormwater management code (as varied by the POD) <u>Park</u> <ul style="list-style-type: none"> ○ Shoreline open space precinct ○ Park code (as varied by the POD) ○ Access and parking code ○ Infrastructure works code ○ Landscape code ○ Stormwater management code (as varied by the POD) <u>Overlays</u> <ul style="list-style-type: none"> ○ Acid sulphate soils overlay code ○ Bushfire hazard overlay code ○ Flood prone, storm tide and drainage constrained land overlay ○ Low-Medium Density Residential Zone Code
Matters prescribed under Regulation	<ul style="list-style-type: none"> • State Planning Policy 2017: <ul style="list-style-type: none"> ○ Natural hazards, risk and resilience ○ Matters of State Environmental Significance ○ Water quality ○ Transport infrastructure

The key issues identified in the assessment were:

- Compliance with the Shoreline Preliminary Approval
- Lot configuration and density
- Traffic and road network
- Stormwater management
- Retaining structures
- Wastewater
- Landscaping
- Water supply
- Infrastructure Agreement

Issue	Performance assessment
Compliance with the Shoreline Preliminary Approval	The proposal is generally in accordance with the Shoreline Preliminary Approval.
Lot configuration and density	The proposal provides a lot mix and density for a variety of dwelling types compatible with the low-rise character of the precinct.
Traffic and road network	The proposed road network provides a high level of internal accessibility and good external connections for all modes of transport.
Stormwater management	The applicant is required to provide a Stormwater Management Plan for approval which includes either the downstream owner's consent to discharge increased stormwater onto their land; OR provision of on-site stormwater detention. The ultimate design of the stormwater management system will be determined as part of the application for operational works. Nevertheless, sufficient areas for stormwater management have been proposed and conditions will ensure that impacts to downstream properties are managed so as not to cause an actionable nuisance.
Retaining structures	The proposed retaining structures required to achieve level building pads for future dwelling houses are considered to achieve a high level of visual amenity.
Wastewater	A temporary tankering arrangement is required prior to an ultimate sewer treatment plant being constructed and becoming operational. Compliance with the obligations of the Infrastructure Agreement is required prior to the approval of the survey plan for the first residential lot.
Landscaping	The proposed structures within the park are considered to create visual interest, without dominating over the built and non-built aspects of the site.

The development application is approved as it complies with all of the relevant assessment benchmarks, or can be made to comply through the imposition of conditions on the approval.

14.5 SUPERSEDED PLANNING SCHEME REQUEST AT 2-4 COINDA STREET, WELLINGTON POINT SPS19/0016

Objective Reference:

Authorising Officer: Amanda Daly, Acting General Manager Community & Customer Services

Responsible Officer: Chris Vize, Acting Group Manager City Planning & Assessment

Report Author: Daniel Manathunga, Planning Officer

Attachments:

1. Concept Plan
2. Adverse planning change consideration - Confidential (under separate cover)

PURPOSE

This proposal is a request for a material change of use for six (6) multiple dwellings to be considered under the superseded planning scheme, being the Redlands Planning Scheme Version 7.2. It is referred to Council for determination.

BACKGROUND

Council adopted the City Plan on 8 October 2018 and in accordance with the *Planning Act 2016* a person may, within one year, make a request to Council to accept, assess and decide a development application under the superseded planning scheme.

PROPOSAL

The owner of the property is Gary Sherwood, and the applicant is DTS Group.

The request is for a proposed material change of use for multiple dwellings to be accepted, assessed and decided under the superseded Redlands Planning Scheme V7.2 (RPS) (refer attachment 1). The intended development is six (6) multiple dwellings. The applicant has indicated the future development will be of low rise built form (two storey).

The level of assessment for the proposed development is impact assessable under both Redlands Planning Scheme (RPS) and City Plan.

SITE & LOCALITY

The subject site has a combined area of 1500m² and is currently improved by two single dwellings and associated domestic outbuildings (refer figures 1 and 2). The site has a gentle slope from 3.25m Australian Height Datum (AHD) in the centre of the site, to the lowest point of 2.5m AHD in the south-west corner of the site.

The site has three street frontages; namely Birkdale Road, Coinda Street and King Island Drive, Wellington Point. Land to the north and east is zoned low density residential and consists of dwelling houses. Land to the west of the site is zoned conservation and accommodates existing native vegetation. Land to the south is zoned recreation and open space and is used as sporting grounds. The site is located within an established residential area serviced by Birkdale Road.



Figure 1: zoning map

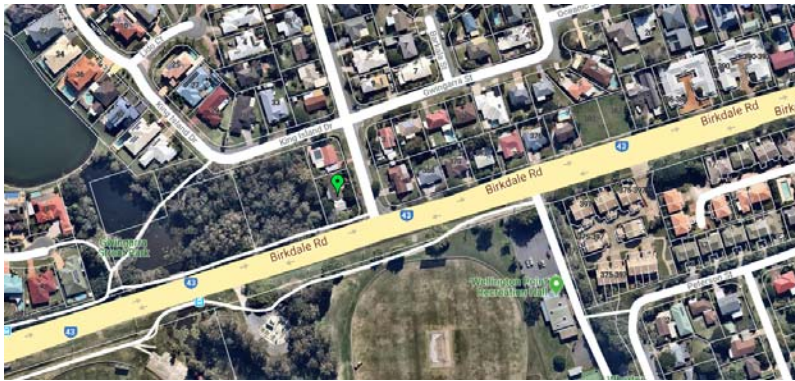


Figure 2: locality map

ASSESSMENT OF REQUEST

Planning Act 2016

This request has been made in accordance with s.29(4)(a) of the *Planning Act 2016* (PACT) and Council must decide if it will accept the request or not. The following matters have been considered in the assessment:

Planning Scheme differences

The site was mapped under the RPS as urban residential land, this zoning has been carried forward under the City Plan and the site is zoned low density residential. The level of assessment under both schemes would be impact assessable, which is determined by the zone. In this instance, the zone has not changed with the implementation of the City Plan, however, there are wording and intent changes in the low density residential zone.

Under the RPS there were two overlays mapped affecting the site – the acid sulphate soils overlay and the road and rail noise impacts overlay. Both of the constraints identified by these overlays are reflected in the City Plan. Acid sulphate soils are managed through the healthy waters code and noise attenuation required by the transport noise corridor are managed at the building application stage. The relevant change in overlays mapped is that the application is now identified by the flood and storm tide hazard overlay under the City Plan.

Summarised below in table 1 are the codes considered to be relevant to the assessment of this application.

Parameter	RPS (v7.2) assessment benchmarks	City Plan assessment benchmarks
Zone	<ul style="list-style-type: none"> urban residential zone code 	<ul style="list-style-type: none"> low density residential zone code
Overlays	<ul style="list-style-type: none"> acid sulphate soils overlay code road and rail noise impact overlay code 	<ul style="list-style-type: none"> flood and storm tide hazard overlay code regional infrastructure corridors and substations overlay code airport environs overlay code
Development Codes	<ul style="list-style-type: none"> multiple dwelling code access and parking code erosion prevention and sediment control code excavation and fill code infrastructure works code landscape code stormwater management code 	<ul style="list-style-type: none"> healthy waters code infrastructure works code landscape code transport, servicing, access and parking code

Table 1: RPS and City Plan assessment benchmarks

In addition to the above benchmarks, an impact assessable application may take into consideration other relevant matters when assessing the application. The assessment of the above listed differences and consideration of relevant matters are discussed below in more detail.

Use anticipated by the zone

Under RPS, specific outcome S1.1 seeks to ensure that multiple dwellings are not established in the urban residential 'except where in sub-area UR1 and sub-area UR2 or on UR premises between 1200m² and 4000m² with a minimum 20 metre frontage and a width to depth ratio of not greater than 1:4 and with buildings 8.5 metres or less above ground level and 2 storeys or less.'

The proposed development is zoned urban residential (not within a sub-area) on a premises with 1500m², 105.29m frontage, has a width to depth ratio less than 1:4, and could facilitate two storey buildings. The development would therefore meet the above exception and would comply with S1.1 of the zone code.

Furthermore under RPS the proposal would require assessment against the specific outcome S2.4 (2) which states the following:

'Dwelling unit density is compatible with the detached low-rise character of the zone'

Low-rise is defined by the planning scheme as one (1) to two (2) storeys in height. The proposal is able to comply with the definition and therefore this element of the specific outcome. Detached character in the urban residential zone is typically established by dwelling houses but the UR1 sub area specifically promotes multiple dwellings where consistent with the preferred building types expected in the zone. Therefore, multiple dwellings (subject to design) must be considered compatible of detached low rise character.

However, one building comprised of six (6) units, as conceptually proposed, is not considered to be a built form or scale compatible with that of dwelling houses. The proposal as designed is not considered to achieve compliance with the specific outcome however, with changes to the built form, the development could achieve compliance.

Under City Plan a distinct change of policy has occurred with the overall outcomes of the low density residential zone code stating:

'the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone)'

Therefore the intent of zone has shifted towards residential uses consisting of dwelling houses and dual occupancies. A multiple dwelling use would not meet the overall outcomes of the zone code.

For an impact assessable application, Council may also consider any relevant matter in making its decision. It is relevant to consider the character of the area and surrounding neighbourhood. In the immediate vicinity there are typically larger low density residential lots, with established dwelling houses that range in size from 500m² to 750m². Further east along Birkdale Road there is a pocket of medium density residential which has been developed with a number of multiple dwelling units. At the intersection of Birkdale and Main Roads is the commercial centre of Wellington Point, approximately 400m from the subject site.

While the site is within reasonable proximity to infrastructure, public transport and a centre, it is separated from these elements by existing and planned low density residential development. Given this prevailing character, it is unlikely that multiple dwellings would be approved under City Plan.

Storm tide

The flood and storm tide overlay is mapped on the site under City Plan (see Figure 3 below). Under the RPS the hazard would be assessed against the State Planning Policy (SPP). The fundamental difference between the two schemes is the mapping of City Plan is based on a localised study of the Redlands Coast, while the SPP mapping uses default criteria only.



Figure 3: SPP mapping (left) and City Plan mapping (right)

If the development was assessed under the RPS, the SPP mapping would identify a minimum floor level of 3.01mAHD for the multiple dwelling units, while under the City Plan the minimum floor level would be 3.21mAHD. As this level is based on the storm tide hazard at the year 2100, the difference between the two outcomes and the risk the superseded request poses is considered to be low. In this regard, the risk of compensation, discussed below, outweighs the low risk from the storm tide hazard.

Adverse planning change

Attachment 2 of this report considers whether an adverse planning change has occurred as a result of the introduction of the City Plan.

Temporary local planning instruments

There are no temporary local planning instruments applicable to the site. The request has not been lodged to avoid a temporary local planning instruments.

Consideration of impacts

It is considered that the impacts of multiple dwellings on the site, should Council decide to assess the proposed development against the RPS, is limited, given the site's context. The site is located at the entrance to a residential area from a main road, meaning that vehicles accessing the site will have limited need to traverse local residential streets. Additionally, the site does not have a direct residential neighbour, as it adjoins Council-owned land to the west, which limits any direct amenity impacts. The remaining impact is therefore the impact on the character of the streetscape. This impact is also reduced by the site's location on the corner of a main road and not too distant from the Wellington Point centre and a number of multiple dwellings at the eastern end of Birkdale Road.

CONCLUSION

In conclusion, City Plan substantially changed the low density residential zone to consist predominantly of dwelling houses with some dual occupancies. This has potentially caused an adverse planning change that carries a risk of compensation given a possible reduction in potential yield under City Plan. The risk and extent of compensation is considered to outweigh the desirable planning outcome in City Plan and its relevance to this specific development.

Furthermore, future superseded planning requests will not be able to consider RPS as the request period to be considered under the RPS ended on 8 October 2019. It is recommended that the request to be considered under the superseded planning scheme being the *Redlands Planning Scheme Version 7.2* be approved.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This request has been made in accordance with s.29 of the PACT and Council must decide if it will accept the request or not.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request in accordance with s.29 of the PACT. However, it is considered that an adverse planning change could eventuate if the request is refused and there will be potential for a compensation claim because of this decision.

Financial

There will be potential for compensation for causing an adverse planning change, if the request is refused. If that circumstance did arise, the extent of any potential claim would be subject to further assessment and market valuation.

People

Not applicable. There are no implications for staff.

Environmental

There are no environmental issues associated with the request.

Social

There are no social issues associated with the request.

Alignment with Council's Policy and Plans

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Division 1 Councillor	04/10/2019	A copy of the development application was sent to the local Councillor as per regular procedure.

OPTIONS**Option One**

That Council resolves as follows:

1. To accept, assess and decide the development application for a material change of use for multiple dwellings on land known as 2 and 4 Coinda Street Wellington Point, being Lots 1 and 41 on RP128356, under the superseded *Redlands Planning Scheme Version 7.2*.
2. To maintain attachment 2 of this report as confidential until a development application for the proposed development is accepted, assessed and decided, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Option Two

That Council resolves as follows:

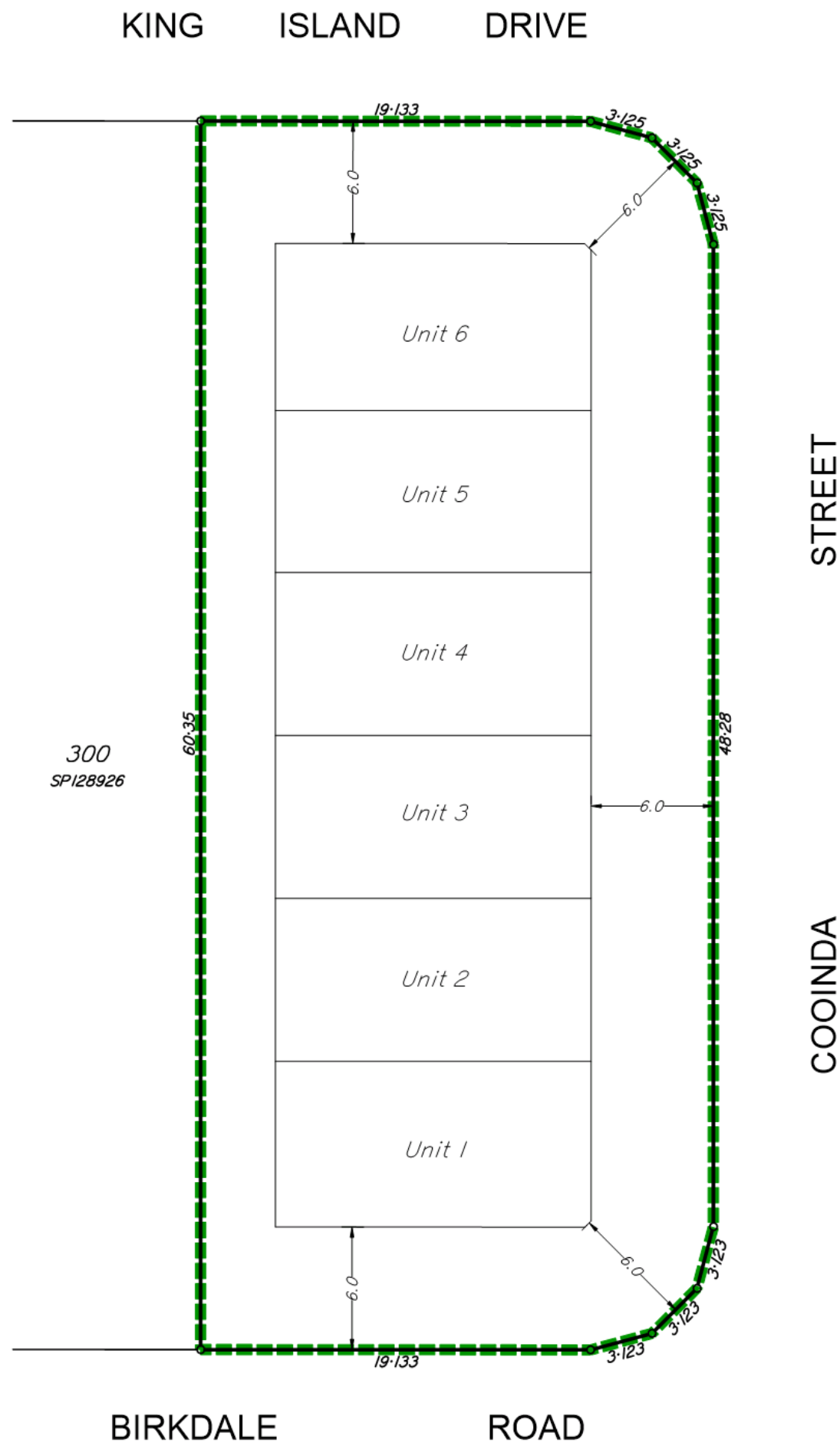
1. To refuse the request and require the application be assessed and decided under City Plan.
2. To maintain attachment 2 of this report as confidential, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To accept, assess and decide the development application for a material change of use for multiple dwellings on land known as 2 and 4 Coinda Street Wellington Point, being Lots 1 and 41 on RP128356, under the superseded *Redlands Planning Scheme Version 7.2*.
2. To maintain attachment 2 of this report as confidential until a development application for the proposed development is accepted, assessed and decided, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Statistics	
Total Area of Subdivision	1500m ²
Number of Dwellings	6
Contour Interval	0.0 m



LEGEND
■ - Subject Site

Issue	Revision	Int	Date
A	Original issue	AV	4/10/19

This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.

dts urban planning, surveying & development

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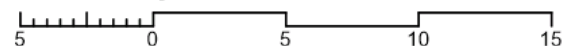
Mackay
 PO Box 11711, Mackay Caneland QLD 4740
 Ph: 1300 278 783
 mackay@dtsqld.com.au

Development Concept Plan
 2-4 Cooinda Street, Wellington Point

Description: Lots 1 & 41 on RP128356
 Local Authority: Redland City Council



SCALE 1:250 @ A3



Project	BNE190663	Drawing	A3 5878
File	B190663P1.dwg	Revision	A
Date	4/10/2019	Sheet	1 of 1

Under Separate Cover

Attachment 2 – Confidential

Adverse Planning Change Consideration

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

15.1 2019-2020 REGISTER OF FEES AMENDMENT - CITY SPORT & VENUES - VENUE HIRE FEES

Objective Reference:

Authorising Officer: Peter Best, General Manager Infrastructure & Operations

Responsible Officer: Sherry Clarke, Group Manager City Operations

Report Author: Laura Twining, Project Coordinator

Attachments: 1. 2019-2020 Register of Fees Amendments

PURPOSE

The purpose of this report is to amend the 2019-2020 Register of Fees, specifically fees relating to the hire of Redland City Council (Council) bookable venues.

BACKGROUND

The 2019-2020 Register of Fees was adopted at the General Meeting on 5 June 2019, to take effect 1 July 2019. Following a review of the adopted schedule for venue hire fees, some changes are required to amend cleaning service charges, improve fee description wording and simplify hall hire fees to improve consistency between bookings.

ISSUES

Council officers continually look to improve the Register of Fees for ease of understanding, completeness and alignment with Council's revenue principles. The proposed amendments to the 2019-2020 Register of Fees include:

- Amendment to existing cleaning fees and creation of new cleaning fees, applicable to the Redland Showgrounds and community halls, to achieve consistency with the service fees charged to Council by the cleaning contractor, resulting in improved value for money for the customer.
- Amendment to fee description wording to correct typing inaccuracies and achieve uniformed and consistent terminology.
- Amendment of the Point Lookout Hall Peak and Off-Peak booking times to align with other community halls throughout Redlands Coast and improve flexibility for the customer.
- Removal of the Function/Event rate from all community halls. This fee is a flat fee currently applied to bookings where a function or event is held in a community hall during peak hours on a Friday, Saturday or Sunday and incorporates the cost of a post-event clean. At this time, the Register of Fees enables either the flat rate or the Peak Hourly rate to be applied, creating inconsistency between bookings. Removal of the Function/Event rate creates a simple and consistent fee structure for both the customer and council officers, charging the hirer for the hours they use at the applicable hourly rate, including a separate itemised cleaning service fee where required.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 98 of the *Local Government Act 2009* requires a local government to keep a register of cost recovery fees. For transparency, Redland City Council publishes all its annual fees and not just cost recovery fees.

Legislation also allows Council to adjust its fees at any time by resolution of Council.

Risk Management

The aim of this amendment is to minimise risk of inconsistent charging across venue hire and eliminate confusion to stakeholders.

Financial

The impact of the proposed changes has been assessed as being minimal and will not create significant variance to the expected revenue.

People

Nil impact expected as the purpose of this report is to make minor amendments to the 2019-2020 Register of Fees.

Environmental

Nil impact expected as the purpose of this report is to make minor amendments to the 2019-2020 Register of Fees.

Social

Nil impact expected as the purpose of this report is to make minor amendments to the 2019-2020 Register of Fees.

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	Consultation Date	Comments/Actions
Management Accountant, Commercial Business	28/10/2019	Undertook peer review
Service Manager, City Sport & Venues	28/10/2019	Service Manager review
City Sport & Venues Bookings Team	September – October 2019	Discussion

OPTIONS**Option One**

That Council resolves to adopt the proposed amendments to the 2019-2020 Register of Fees for Redland City Council as detailed in the attached documentation.

Option Two

That Council resolves not to adopt the proposed amendments to the 2019-2020 Register of Fees for Redland City Council.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the proposed amendments to the 2019-2020 Register of Fees for Redland City Council as detailed in the attached documentation.

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type	Comments
PARKS & RESERVES							
EVENTS							
PKSE1.2	Wedding Ceremony / Naming Ceremony / Memorial Services - 3 hours minimum maximum	up to 3hrs	81.82	8.18	90.00	C	Amend fee description - to improve clarity for stakeholders.
POOL FEES							
	Russell Island Pool Russell Island Pool						Amend subtitle description - to correct typing inaccuracy.
	<i>Note: during peak season under Council operation</i>						
MAJOR VENUES - REDLAND SHOWGROUNDS							
	Service & Ancillary Fees - Cleveland Redland Showgrounds (no discounts apply)						Amend subtitle description - to achieve consistent terminology.
SGPLA1.2	Venue Cleaning (Mon to Fri)- minimum 2 hours	first 2 hours	154.55 130.00	15.45 13.00	170.00 143.00	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
SGPLA1.3	Venue Cleaning (Mon to Fri) - hourly after first 2 hours	per hour after first two	54.55 33.00	5.45 3.30	60.00 36.30	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
SGPLA1.4	Venue Cleaning (Weekends and Pub Hols)- minimum 2 hours	first 2 hours	213.64 170.00	21.36 17.00	235.00 187.00	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
SGPLA1.5	Venue Cleaning (Weekends and Pub Hols Sat) - hourly after first 2 hours	per hour after first two	77.27 46.00	7.73 4.60	85.00 50.60	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Sun) - hourly after first 2 hours	per hour after first two	57.00	5.70	62.70	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Public Holiday) - hourly after first 2 hours	per hour after first two	75.00	7.50	82.50	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
	Redland Showgrounds Event Use						Amend subtitle description - to achieve consistent terminology.
	Redland Showgrounds Regular Use						Amend subtitle description - to achieve consistent terminology.

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type	Comments
COMMUNITY HALLS							
	Service & Ancillary Fees - Both Islands and Mainland Cleveland Showgrounds (no discounts apply)						Amend subtitle description - to correct typing inaccuracy.
ALHAL1.6	Venue Cleaning (Mon to Fri)- minimum 2 hours	first 2 hours	154.55 130.00	15.45 13.00	170.00 143.00	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
ALHAL1.7	Venue Cleaning (Mon to Fri) - hourly after first 2 hours - Mainland	per hour after first two	54.55 33.00	5.45 3.30	60.00 36.30	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Mon to Fri) - hourly after first 2 hours - Islands	per hour after first two	36.00	3.60	39.60	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
ALHAL1.8	Venue Cleaning (Weekends and Pub Hols)- minimum 2 hours	first 2 hours	213.64 170.00	21.36 17.00	235.00 187.00	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
ALHAL1.9	Venue Cleaning (Weekends and Pub Hols Sat) - hourly after first 2 hours - Mainland	per hour after first two	77.27 46.00	7.73 4.60	85.00 50.60	C	Amend Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Sat) - hourly after first 2 hours - Islands	per hour after first two	63.00	6.30	69.30	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Sun) - hourly after first 2 hours - Mainland	per hour after first two	57.00	5.70	62.70	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Sun) - hourly after first 2 hours - Islands	per hour after first two	84.00	8.40	92.40	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Public Holiday) - hourly after first 2 hours - Mainland	per hour after first two	75.00	7.50	82.50	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
New fee code required	Venue Cleaning (Public Holiday) - hourly after first 2 hours - Islands	per hour after first two	95.00	9.50	104.50	C	New Fee - to achieve consistency with service fees charged to Council by the cleaning contractor.
COMMUNITY HALLS - Mainland							
MHAL1.2	Mainland Halls - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	450.00	45.00	495.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
MHAL1.3	Mainland Halls - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
MHAL2.2	Capalaba Place - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	581.82	58.18	640.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
MHAL2.3	Capalaba Place - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type	Comments
COMMUNITY HALLS - Islands							
CHI1.0	Coochie-Coochiemudlo (Upstairs Hall), Macleay & Russell Isl - Main Hall - Off Peak - Hourly Use (Mon-Sun 6am to 4pm)	per hour	13.64	1.36	15.00	C	Amend fee description - to achieve consistent terminology.
CHI1.1	Coochie Coochiemudlo (Upstairs Hall), Macleay & Russell Isl - Main Hall- Peak - Hourly Use (Mon-Sun 4pm to midnight)	per hour	24.55	2.45	27.00	C	Amend fee description - to achieve consistent terminology.
CHI1.2	Coochie (Upstairs Hall), Macleay & Russell Isl - Main Hall - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	250.00	25.00	275.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI1.3	Coochie (Upstairs Hall), Macleay & Russell Isl - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI1.4	Coochie Coochiemudlo Isl Downstairs Activity Space - Off Peak - Hourly Use (Mon-Sun 6am to 4pm)	per hour	7.27	0.73	8.00	C	Amend fee description - to achieve consistent terminology.
CHI1.5	Coochie Coochiemudlo Isl Downstairs Activity Space - Peak - Hourly Use (Mon-Sun 4pm to midnight)	per hour	13.64	1.36	15.00	C	Amend fee description - to achieve consistent terminology.
CHI2.0	Lamb Island Isl- Main Hall - Off Peak - Hourly Use (Mon-Sun 6am to 4pm)	per hour	8.18	0.82	9.00	C	Amend fee description - to achieve consistent terminology.
CHI2.1	Lamb Island Isl - Main Hall - Peak - Hourly Use (Mon-Sun 4pm to midnight)	per hour	8.18	0.82	9.00	C	Amend fee description - to achieve consistent terminology.
CHI2.2	Lamb Island - Main Hall - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	250.00	25.00	275.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI2.3	Lamb Island - Main Hall - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI3.2	Amity & Dunwich - Main Hall - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	272.73	27.27	300.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI3.3	Amity & Dunwich - Main Hall - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI4.0	Pt Lookout - Main Hall - Off Peak - Hourly Use (Tues-Thurs 7am to 2pm) (Mon-Sun 6am to 4pm)	per hour	20.00	2.00	22.00	C	Amend fee description - to align Peak & Off-Peak booking times with other community halls throughout Redlands Coast.
CHI4.1	Pt Lookout - Main Hall - Peak - Hourly Use (Tues-Thurs 2pm to midnight & Fri-Mon 7am to midnight) (Mon-Sun 4pm to Midnight)	per hour	38.18	3.82	42.00	C	Amend fee description - to align Peak & Off-Peak booking times with other community halls throughout Redlands Coast.
CHI4.2	Pt Lookout - Main Hall - Function/event (Fri-Sun 2.00pm to 11.00am) - no other discounts apply, includes cleaning fee	per event	645.45	64.55	710.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI4.3	Point Lookout - Main Hall - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI5.0	Russell Island Isl Sport & Resilience Hub - Off Peak - Hourly Use (Mon-Sun 6am to 4pm)	per hour	13.64	1.36	15.00	C	Amend fee description - to achieve consistent terminology.
CHI5.1	Russell Island Isl Sport & Resilience Hub - Peak - Hourly Use (Mon-Sun 4pm to midnight)	per hour	23.64	2.36	26.00	C	Amend fee description - to achieve consistent terminology.
CHI5.2	Russell Island Sport & Resilience Hub - Function/event (Fri-Sun 4pm to midnight) - no other discounts apply, includes cleaning fee	per event	272.73	27.27	300.00	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.
CHI5.3	Russell Island Sport & Resilience Hub - Function/event consecutive use - no other discounts apply	per event			-POA	C	Delete Fee - Removal of Function / Event rate to create a simple and consistent fee structure.

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

In accordance with s.6.16 POL-3127 Council Meeting Standing Orders.

18 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.6.17 of POL-3127 Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

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

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

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

19.1 Renewal of Lease - Cleveland Library Building Cafe

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

20 MEETING CLOSURE