



**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 18 December 2019**  
**commencing at 9.30am**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

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## **1 DECLARATION OF OPENING**

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

### **Recognition of the Traditional Owners**

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

## **2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**

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

## **3 DEVOTIONAL SEGMENT**

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

## **4 RECOGNITION OF ACHIEVEMENT**

Mayor to present any recognition of achievement items.

## **5 RECEIPT AND CONFIRMATION OF MINUTES**

General Meeting - 4 December 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 brought to a future meeting of Council.

## **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.

### **9.1 CR PETER MITCHELL – RESIDENTS REQUESTING A PLAN ON FIRE MANAGEMENT ON NORTH STRADBROKE ISLAND AND REDLANDS AND INFORMATION AND PLANS TO RESOLVE THE STRADBROKE WATER CRISIS.**

#### **MOTION**

That the petition be received.

### **9.2 CR MARK EDWARDS – RESIDENTS REQUESTING ROAD SEALING ON SATURN STREET, RUSSELL ISLAND**

#### **MOTION**

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

### 9.3 CR MURRAY ELLIOTT – RESIDENTS REQUESTING COUNCIL NOT APPROVE APPLICATION MCU 19/0118 FOR ANIMAL KEEPING

#### MOTION

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

### 9.4 CR PAUL BISHOP – RESIDENTS REQUESTING THE CANOE ENTRY AT QUEENS ESPLANADE, BIRKDALE BE ENLARGED TO 30-40M AND PERMANENTLY MAINTAINED FREE OF MANGROVES FOR A VARIETY OF WATER USES.

#### MOTION

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

## 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 NOVEMBER 2019 MONTHLY FINANCIAL REPORT

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

#### PURPOSE

To note the year to date financial results as at 30 November 2019.

#### BACKGROUND

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

#### ISSUES

##### ***Capital carryover budget 2018-19***

Council adopted a carryover budget on 28 August 2019 to accommodate capital works straddling two financial years. The attached monthly financial report for November includes the carryover budget adopted by Council. The differences between the carryover budget figures and those published are due to the actual opening balances on 1 July 2019. The final audited opening balances, together with other revisions to the budget, will be adopted as part of the revised budget in early 2020, and will reconcile to the financial management system and end of year accounts finalisation process.

##### ***2019-20 Budget review***

Council officers are currently compiling submissions for a budget review. The monthly analysis will be consolidated to update Council's budget for the 2019-20 financial year. Officers are planning to table a revised budget for Council's consideration in February 2020.

#### STRATEGIC IMPLICATIONS

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

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

The asset sustainability ratio did not meet the target at the end of November 2019 and continues to be a stretch target for Council with renewal spends of \$5.47M and depreciation expense of \$23.40M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

### **Legislative Requirements**

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

### **Risk Management**

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

### **Financial**

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

### **People**

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

### **Environmental**

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

### **Social**

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

### **Alignment with Council's Policy and Plans**

This report has a relationship with the following items of 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**

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

**OPTIONS****Option One**

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

**Option Two**

That Council resolves to request additional information.

**OFFICER'S RECOMMENDATION**

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



# Monthly Financial Report

November 2019



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### 1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 November 2019. The year to date and annual revised budget referred to in this report incorporates the changes from the budget capital carryovers adopted by Council on 28 August 2019.

#### Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable <span style="color: green;">✓</span> Unfavourable <span style="color: red;">✗</span>
Operating Surplus / (Deficit)	195	14,975	<b>16,442</b>	1,467	10%	✓
Recurrent Revenue	297,572	134,726	<b>134,107</b>	(619)	0%	✗
Recurrent Expenditure	297,377	119,751	<b>117,665</b>	(2,086)	-2%	✓
Capital Works Expenditure	81,285	36,022	<b>24,609</b>	(11,413)	-32%	✓
Closing Cash & Cash Equivalents	167,928	174,966	<b>175,205</b>	239	0%	✓

Council reported a year to date operating surplus of \$16.44M which is favourable to the revised budget by \$1.47M mainly due to less than budget recurrent expenditure. The favourable variance in recurrent expenditure is mainly due to underspend in contractor costs as well as depreciation behind budget due to timing of asset capitalisations.

Operating grants, subsidies and contributions are behind budget mainly due to timing of grant revenue recognition. Of note, interest income is lower than budget due to lower than expected interest rates on investments.

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

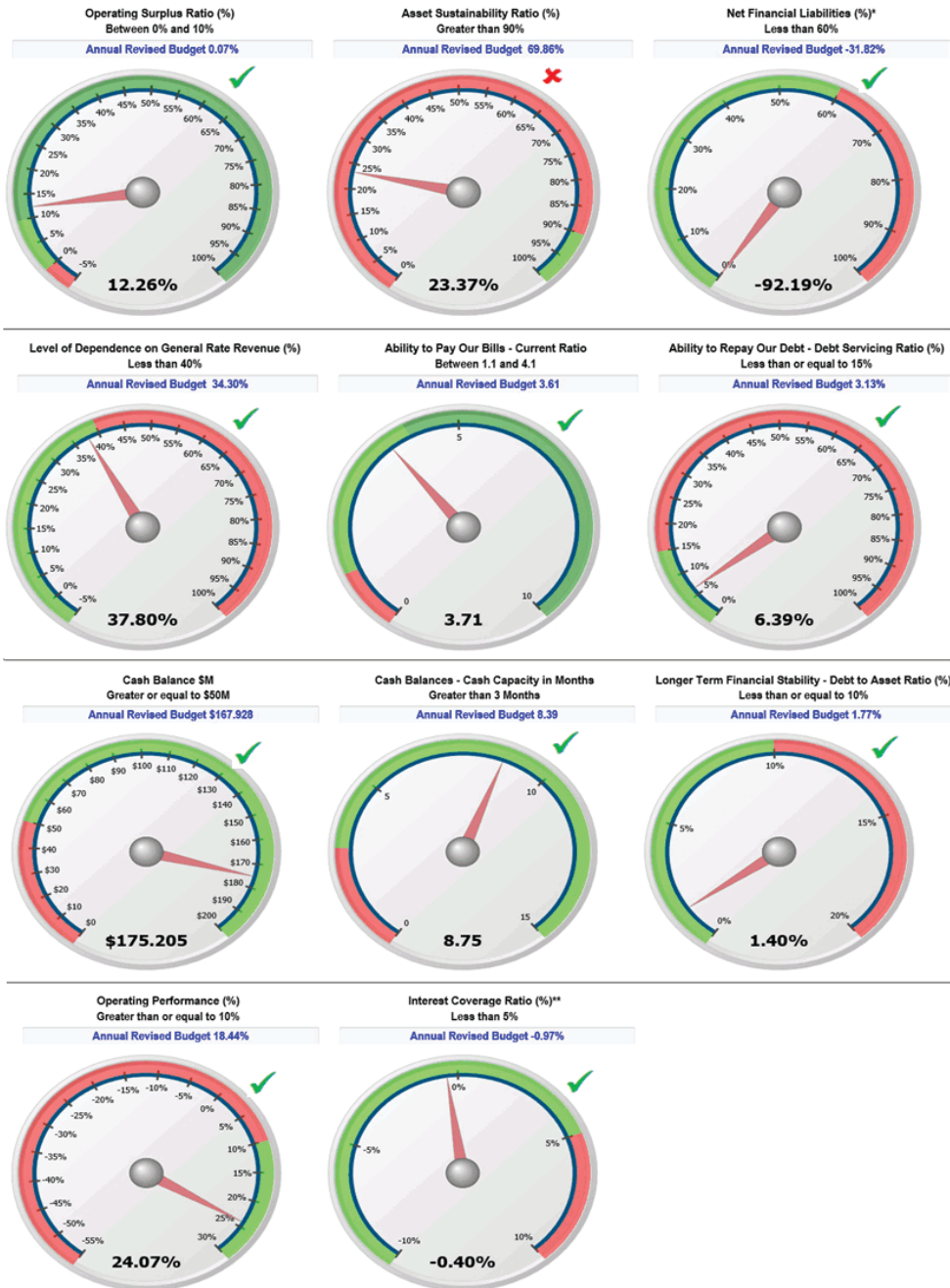
Council's capital works expenditure is below budget by \$11.41M due to timing of works for a number of infrastructure projects and assets acquisition.

Constrained cash reserves represent 62% of the cash balance.

The annual revised budgeted balances for 2019/2020 include the changes from the budget carryovers adopted by Council on 28 August 2019. However, until the first budget review is adopted by Council, the balances will reconcile to the financial management system and may be different to the published carryover budget.

2. KEY PERFORMANCE INDICATORS

■ Target met 
 ■ Target exceeded 
 ■ Target not met



\* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)  
 \*\* The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)  
 The annual revised budgeted targets for 2019/2020 include the changes from the budget carryovers adopted by Council on 28 August 2019. Until the first budget review is adopted by Council, the targets have been calculated in accordance with financial management system, therefore may be different to the published carryover budget.





## 3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 30 November 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Recurrent revenue</b>					
Rates charges	104,953	104,953	51,962	52,116	154
Levies and utility charges	152,328	152,328	63,838	63,747	(91)
Less: Pensioner remissions and rebates	(3,333)	(3,333)	(1,644)	(1,600)	44
Fees	14,632	14,632	5,960	5,767	(193)
Rental income	925	925	386	429	43
Interest received	5,231	5,231	2,065	1,522	(543)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,856	1,470	1,499	29
Other income	525	525	324	773	449
Grants, subsidies and contributions	18,456	18,456	10,365	9,854	(511)
<b>Total recurrent revenue</b>	<b>297,572</b>	<b>297,572</b>	<b>134,726</b>	<b>134,107</b>	<b>(619)</b>
<b>Recurrent expenses</b>					
Employee benefits	90,372	90,372	38,156	37,558	(598)
Materials and services	140,138	140,138	53,802	53,216	(586)
Finance costs	2,809	2,809	1,169	1,129	(40)
Depreciation and amortisation	65,279	65,279	27,200	26,240	(960)
Other expenditure	514	514	147	210	63
Net internal costs	(1,735)	(1,735)	(723)	(688)	35
<b>Total recurrent expenses</b>	<b>297,377</b>	<b>297,377</b>	<b>119,751</b>	<b>117,665</b>	<b>(2,086)</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>195</b>	<b>195</b>	<b>14,975</b>	<b>16,442</b>	<b>1,467</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	24,492	25,436	10,837	10,443	(394)
Non-cash contributions	3,480	3,480	1,446	11	(1,435)
<b>Total capital revenue</b>	<b>27,973</b>	<b>28,916</b>	<b>12,283</b>	<b>10,454</b>	<b>(1,829)</b>
<b>Capital expenses</b>					
(Gain) / loss on disposal of non-current assets	112	112	30	591	561
<b>Total capital expenses</b>	<b>112</b>	<b>112</b>	<b>30</b>	<b>591</b>	<b>561</b>
<b>TOTAL INCOME</b>	<b>325,545</b>	<b>326,488</b>	<b>147,009</b>	<b>144,561</b>	<b>(2,448)</b>
<b>TOTAL EXPENSES</b>	<b>297,489</b>	<b>297,489</b>	<b>119,781</b>	<b>118,256</b>	<b>(1,525)</b>
<b>NET RESULT</b>	<b>28,056</b>	<b>28,999</b>	<b>27,228</b>	<b>26,305</b>	<b>(923)</b>
<b>Other comprehensive income / (loss)</b>					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>28,056</b>	<b>28,999</b>	<b>27,228</b>	<b>26,305</b>	<b>(923)</b>

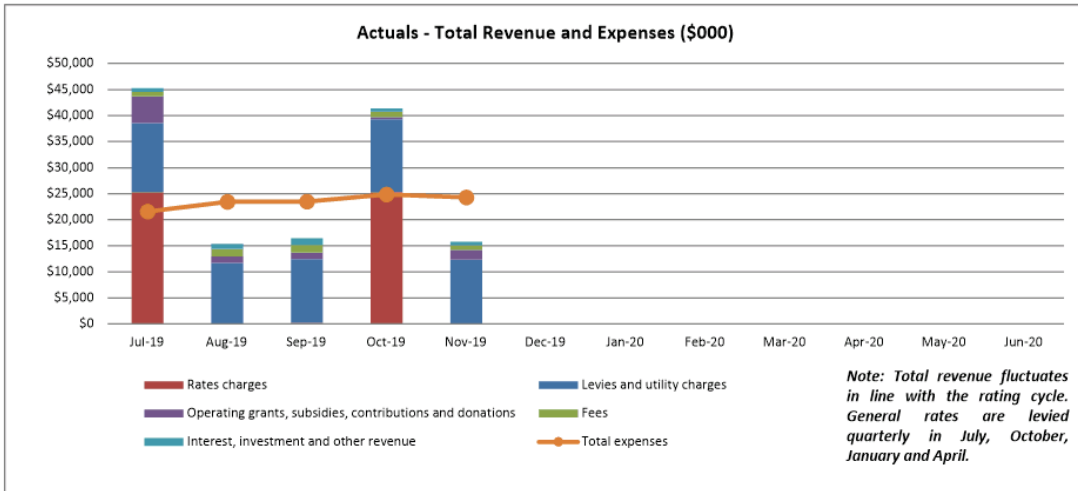
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 30 November 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Levies and utility charges</b>					
Refuse collection rate charge	26,968	26,968	11,138	10,875	(263)
SES separate charge	487	487	244	242	(2)
Environment separate charge	8,721	8,721	4,337	4,333	(4)
Separate charge landfill remediation	2,896	2,896	1,200	1,199	(1)
Wastewater charges	46,347	46,347	19,064	18,832	(232)
Water access charges	19,105	19,105	7,904	7,898	(6)
Water consumption charges	47,804	47,804	19,951	20,368	417
<b>Total levies and utility charges</b>	<b>152,328</b>	<b>152,328</b>	<b>63,838</b>	<b>63,747</b>	<b>(91)</b>

MATERIALS AND SERVICES ANALYSIS					
For the period ending 30 November 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Materials and services</b>					
Contractors	41,225	40,816	14,073	13,608	(465)
Consultants	3,291	3,506	999	514	(485)
Other Council outsourcing costs*	17,527	17,612	6,934	7,156	222
Purchase of materials	50,161	50,573	20,571	20,256	(315)
Office administration costs	11,357	11,236	4,489	5,084	595
Electricity charges	6,138	5,814	2,507	2,312	(195)
Plant operations	3,873	3,873	1,475	1,743	268
Information technology resources	3,080	3,143	1,240	1,137	(103)
General insurance	1,195	1,195	493	493	-
Community assistance**	1,649	1,729	732	630	(102)
Other material and service expenses	642	641	289	283	(6)
<b>Total materials and services</b>	<b>140,138</b>	<b>140,138</b>	<b>53,802</b>	<b>53,216</b>	<b>(586)</b>

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

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



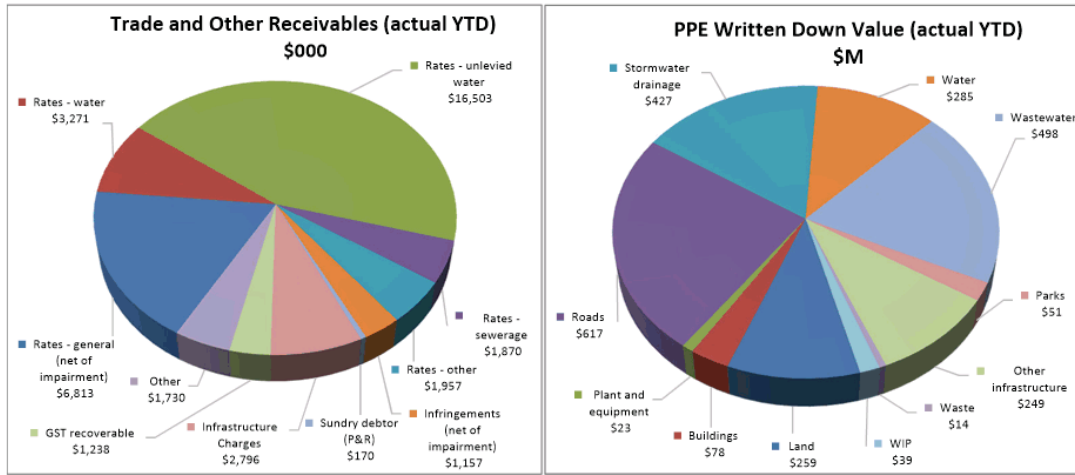
## 4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION				
As at 30 November 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	170,027	167,928	174,966	175,205
Trade and other receivables	30,532	34,609	32,988	37,505
Inventories	936	923	948	900
Non-current assets held for sale	-	-	11,113	11,113
Other current assets	1,765	2,340	2,340	5,482
<b>Total current assets</b>	<b>203,260</b>	<b>205,800</b>	<b>222,355</b>	<b>230,205</b>
<b>NON-CURRENT ASSETS</b>				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,000	2,552,429	2,539,879
Intangible assets	968	712	1,267	1,571
Right-of-use assets*	8,278	8,278	8,986	8,998
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	13,101	13,101
<b>Total non-current assets</b>	<b>2,591,706</b>	<b>2,596,368</b>	<b>2,576,947</b>	<b>2,564,713</b>
<b>TOTAL ASSETS</b>	<b>2,794,966</b>	<b>2,802,168</b>	<b>2,799,302</b>	<b>2,794,918</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	23,817	30,981	28,231	28,130
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,037
Provisions - current	7,816	10,351	13,443	14,381
Other current liabilities	2,940	6,803	15,753	10,626
<b>Total current liabilities</b>	<b>43,340</b>	<b>57,019</b>	<b>66,311</b>	<b>62,019</b>
<b>NON-CURRENT LIABILITIES</b>				
Borrowings - non-current	33,400	33,283	22,291	22,345
Lease liability - non-current*	7,412	7,412	8,018	7,952
Provisions - non-current	14,752	13,409	13,409	14,250
<b>Total non-current liabilities</b>	<b>55,563</b>	<b>54,104</b>	<b>43,718</b>	<b>44,547</b>
<b>TOTAL LIABILITIES</b>	<b>98,904</b>	<b>111,123</b>	<b>110,029</b>	<b>106,566</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,696,062</b>	<b>2,691,045</b>	<b>2,689,273</b>	<b>2,688,352</b>
<b>COMMUNITY EQUITY</b>				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,576,278	1,576,360	1,571,208
Constrained cash reserves	116,993	106,647	104,793	109,024
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,696,062</b>	<b>2,691,045</b>	<b>2,689,273</b>	<b>2,688,352</b>

\* From 1 July 2019, Australian Accounting Standard 16 Leases applies.

The annual revised budgeted balances for 2019/2020 include the changes from the budget carryovers adopted by Council on 28 August 2019. However, until the first budget review is adopted by Council, the balances will reconcile to the financial management system and may be different to the published carryover budget.

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



**RIGHT OF USE ASSETS**  
For the period ending 30 November 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Right of Use Asset				
Buildings	3,491	3,491	3,853	3,853
Land	4,372	4,372	4,691	4,691
Plant and Equipment	415	415	442	454
<b>Closing balance</b>	<b>8,278</b>	<b>8,278</b>	<b>8,986</b>	<b>8,998</b>

**PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT\***  
For the period ending 30 November 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	2,558,126	2,541,881	2,541,881	2,541,881
Acquisitions and WIP in year movement	61,912	84,764	37,468	24,357
Depreciation in year	(63,114)	(63,114)	(26,298)	(25,379)
Disposals	(1,531)	(1,531)	(622)	(1,073)
Other adjustments**	-	-	-	93
<b>Closing balance</b>	<b>2,555,393</b>	<b>2,562,000</b>	<b>2,552,429</b>	<b>2,539,879</b>

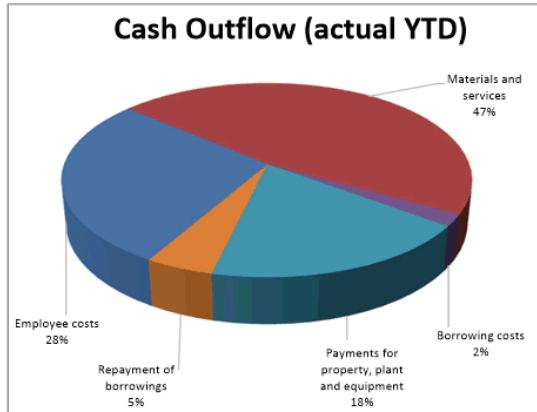
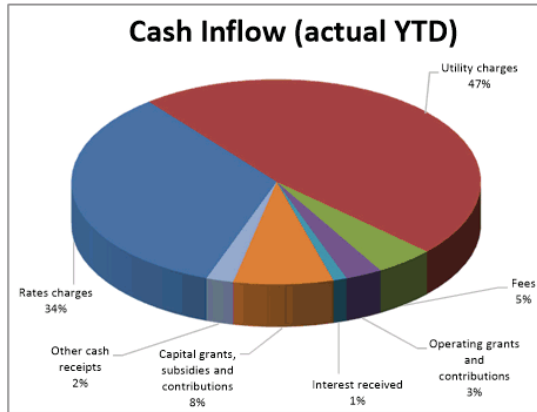
\* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

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



5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 30 November 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	272,371	272,371	130,603	125,716
Payments to suppliers and employees*	(237,536)	(237,536)	(99,125)	(97,591)
	34,835	34,835	31,478	28,125
Interest received	5,231	5,231	2,066	1,522
Dividend received	-	-	-	-
Rental income	925	925	386	429
Non-capital grants and contributions	16,097	16,097	9,386	4,186
Borrowing costs*	(2,480)	(2,480)	(2,466)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(111)	(109)
<b>Net cash inflow / (outflow) from operating activities</b>	<b>54,342</b>	<b>54,342</b>	<b>40,739</b>	<b>31,737</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(58,432)	(78,599)	(33,337)	(23,997)
Payments for intangible assets	-	-	-	(264)
Proceeds from sale of property, plant and equipment	1,419	1,419	591	483
Capital grants, subsidies and contributions	24,492	25,436	10,837	11,285
Other cash flows from investing activities	-	-	-	(90)
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(32,521)</b>	<b>(51,744)</b>	<b>(21,909)</b>	<b>(12,583)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,527)	(5,531)
Right-of-use lease payment	(1,039)	(1,039)	(433)	(514)
<b>Net cash inflow / (outflow) from financing activities</b>	<b>3,234</b>	<b>3,234</b>	<b>(5,960)</b>	<b>(6,045)</b>
<b>Net increase / (decrease) in cash held</b>	<b>25,055</b>	<b>5,832</b>	<b>12,870</b>	<b>13,109</b>
Cash and cash equivalents at the beginning of the year	144,972	162,096	162,096	162,096
Cash and cash equivalents at the end of the financial year / period	170,027	167,928	174,966	175,205

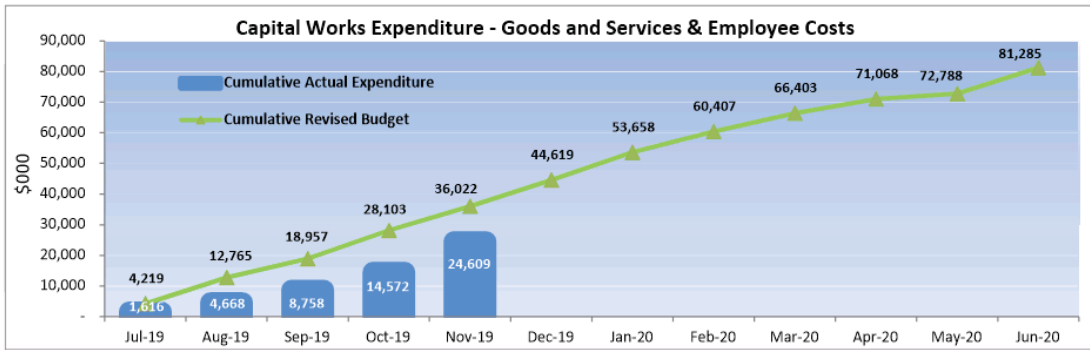


<b>Total Cash Funding (Actual YTD)</b>	<b>143,621</b>	<b>Total Cash Expenditure (Actual YTD)</b>	<b>130,512</b>
Total Cash Funding (Annual Revised Budget)	331,279	Total Cash Expenditure (Annual Revised Budget)	325,447
% of Budget Achieved YTD	43%	% of Budget Achieved YTD	40%

\* Reclassified amounts in original budget to align with Annual Financial Statements and permitted by Australian Accounting Standard AASB 107 Statement of Cash Flows.

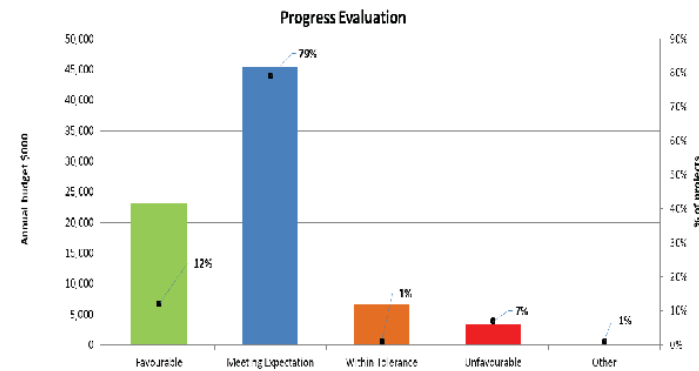
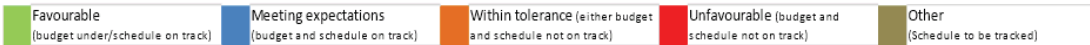


### 6. CAPITAL EXPENDITURE



	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capitalised goods and services	73,901	33,000	21,837	(11,163)
Capitalised employee costs	7,384	3,022	2,772	(250)
<b>Total</b>	<b>81,285</b>	<b>36,022</b>	<b>24,609</b>	<b>(11,413)</b>

### 7. PROGRAM AND PROJECT UPDATE



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

Council is currently progressing more than 100 programs and projects.

### Notable Projects

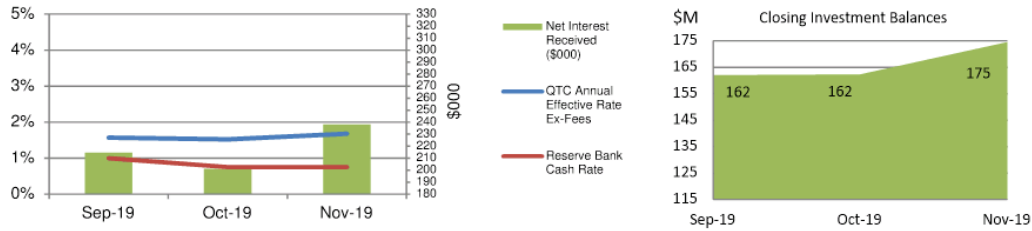
The status of two notable projects are as follows:

Project description	Progress
Aquatic Paradise Trench Blocks - This project is for the construction of silt trenches in the Aquatic Paradise Canal Estate.	Meeting Expectations
CCTV Installation Weinam Creek Precinct - This project is to install CCTV cameras that will provide surveillance of the Weinam Creek Precinct.	Meeting Expectations



**8. INVESTMENT & BORROWINGS REPORT**

**For the period ending 30 November 2019**  
**INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)**



**Total Investment at End of Month was \$174.50M**

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

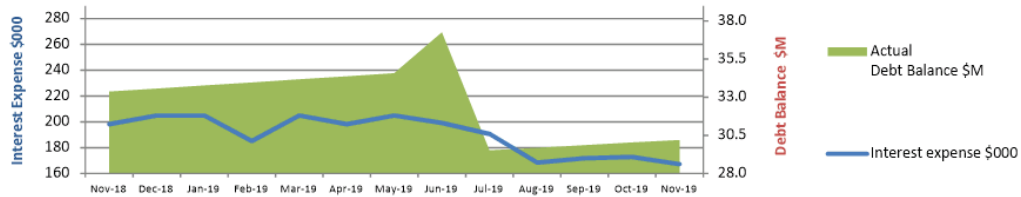
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 0.75% in the October 2019 sitting.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 1.68%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in June 2019 for the 2019/2020 financial year

**BORROWINGS AND BORROWING COSTS (QTC)**



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$7.95M, being \$5.53M principal and \$2.42M interest has been made *annually* for 2019/2020 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2019. Interest will accrue monthly on a daily balance until next ADSP in July 2020 which is reflected in the increasing debt balance.

**Total Borrowings at End of Month were \$30.19M**

General pool allocated to capital works is 99.67% and 0.33% is attributable to RedWaste.

Council adopted its revised Debt Policy (POL-1838) in June 2019 for the 2019/2020 financial year



9. CONSTRAINED CASH RESERVES

Reserves as at 30 November 2019	Purpose of reserve	Opening Balance \$'000	To Reserve \$'000	From Reserve \$'000	Closing Balance \$'000
<b>Special Projects Reserve:</b>					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	154	(2)	1,694
Waste Levy Reserve	To fund Waste Levy Program	-	4,646	(2,283)	2,363
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,766	1,523	(1,356)	1,933
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	13	(1)	12
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	1,334	(967)	4,439
		<b>7,380</b>	<b>7,670</b>	<b>(4,609)</b>	<b>10,441</b>
<b>Constrained Works Reserve:</b>					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	1,366	(231)	9,033
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	215	-	2,766
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	241	-	14,514
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	1,156	(69)	12,501
Constrained Works Res-Cap Grants & Contribs	Unexpended capital grants and contributions received for specific projects	327	-	(327)	-
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	33,680	3,056	(3,439)	33,297
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	1,043	(2,024)	11,475
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	541	-	10,537
Constrained Works Res-Opt Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	34	(15)	104
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		<b>93,046</b>	<b>7,652</b>	<b>(6,105)</b>	<b>94,593</b>
<b>Separate Charge Reserve:</b>					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	650	-	2,107
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	3,682	(2,658)	1,024
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	242	(275)	6
		<b>1,496</b>	<b>4,574</b>	<b>(2,933)</b>	<b>3,137</b>
<b>Special Charge Reserve - Canals:</b>					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	2	-	756
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	1	-	429
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		<b>850</b>	<b>3</b>	<b>-</b>	<b>853</b>
<b>TOTALS</b>		<b>102,772</b>	<b>19,899</b>	<b>(13,647)</b>	<b>109,024</b>
	Closing cash and cash equivalents				<b>175,205</b>
	Reserves as percentage of cash balance				<b>62%</b>





## 10. REDLAND WATER STATEMENTS

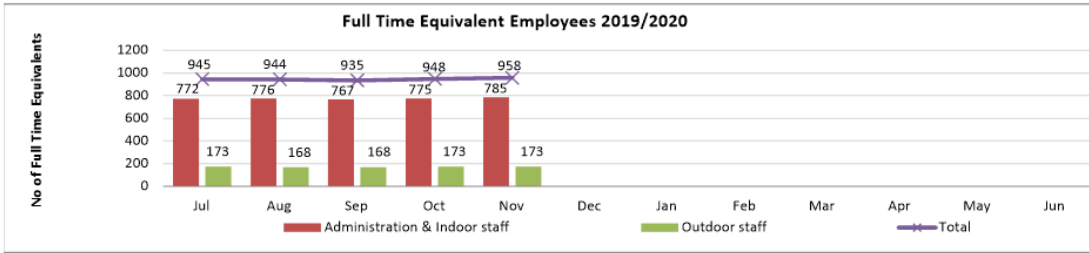
<b>REDLAND WATER SUMMARY OPERATING STATEMENT</b>					
<b>For the period ending 30 November 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	116,436	116,436	48,234	48,650	416
Total expenses	66,474	66,473	27,225	27,121	(104)
Earnings before interest, tax and depreciation (EBITD)	49,963	49,963	21,009	21,529	520
External interest expense	136	136	57	57	-
Internal interest expense	14,867	14,867	6,195	6,195	-
Depreciation	23,823	23,823	9,926	10,017	91
<b>Operating surplus / (deficit)</b>	<b>11,136</b>	<b>11,136</b>	<b>4,831</b>	<b>5,260</b>	<b>429</b>
<b>REDLAND WATER CAPITAL FUNDING STATEMENT</b>					
<b>For the period ending 30 November 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Capital contributions, donations, grants and subsidies	2,537	2,537	1,057	1,397	340
Net transfer (to) / from constrained capital reserves	(1,982)	295	(752)	(1,323)	(571)
Non-cash contributions	3,399	3,399	1,416	-	(1,416)
Funding from utility revenue	4,172	7,576	2,014	800	(1,214)
<b>Total sources of capital funding</b>	<b>8,126</b>	<b>13,807</b>	<b>3,735</b>	<b>874</b>	<b>(2,861)</b>
Contributed assets	3,399	3,399	1,416	-	(1,416)
Capitalised expenditure	4,179	9,859	2,090	633	(1,457)
Loan redemption	549	549	229	241	12
<b>Total application of capital funds</b>	<b>8,126</b>	<b>13,807</b>	<b>3,735</b>	<b>874</b>	<b>(2,861)</b>

## 11. REDWASTE STATEMENTS

<b>REDWASTE OPERATING STATEMENT</b>					
<b>For the period ending 30 November 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	33,701	33,701	16,526	16,383	(143)
Total expenses	26,197	26,197	10,875	10,983	108
Earnings before interest, tax and depreciation (EBITD)	7,504	7,504	5,651	5,400	(251)
External interest expense	31	31	13	11	(2)
Depreciation	278	278	116	124	8
<b>Operating surplus / (deficit)</b>	<b>7,195</b>	<b>7,195</b>	<b>5,522</b>	<b>5,265</b>	<b>(257)</b>
<b>REDWASTE CAPITAL FUNDING STATEMENT</b>					
<b>For the period ending 30 November 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	746	746	420	330	(90)
<b>Total sources of capital funding</b>	<b>746</b>	<b>746</b>	<b>420</b>	<b>330</b>	<b>(90)</b>
Capitalised expenditure	608	608	304	221	(83)
Loan redemption	138	138	116	109	(7)
<b>Total application of capital funds</b>	<b>746</b>	<b>746</b>	<b>420</b>	<b>330</b>	<b>(90)</b>

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



November 2019: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO	6	36	8	50
Organisational Services	6	213	17	236
Community and Customer Services	36	278	82	396
Infrastructure and Operations	14	344	17	375
<b>Total</b>	<b>62</b>	<b>871</b>	<b>124</b>	<b>1,057</b>

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. Following Ourspace, the table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors

Days Overdue	Nov-19	% Overdue	Nov-18	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$7,685,223	5.4%	\$6,468,810	4.7%	\$1,216,413	0.7%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$531	0.0%	\$231	0.0%	\$300	0.0%	
61 - 90	\$1,481	0.0%	\$749	0.0%	\$732	0.0%	
91 - 180	\$2,199,380	1.5%	\$2,190,102	1.6%	\$9,278	-0.1%	
>180	\$4,186,352	2.9%	\$4,070,288	3.0%	\$116,064	-0.1%	
<b>Total</b>	<b>\$14,072,967</b>	<b>9.8%</b>	<b>\$12,730,180</b>	<b>9.3%</b>	<b>\$1,342,787</b>	<b>0.5%</b>	



13. GLOSSARY

Key Terms	
<b>Written Down Value:</b> <i>This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.</i>	
<b>Work In Progress:</b> <i>This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.</i>	
Definition of Ratios	
<b>Operating Surplus Ratio*:</b> <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<b>Asset Sustainability Ratio*:</b> <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
<b>Net Financial Liabilities*:</b> <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<b>Level of Dependence on General Rate Revenue:</b> <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Current Ratio:</b> <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<b>Debt Servicing Ratio:</b> <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense** + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Cash Balance - \$M:</b> <i>Cash balance includes cash on hand, cash at bank and other short term investments.</i>	Cash Held at Period End
<b>Cash Capacity in Months:</b> <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<b>Longer Term Financial Stability - Debt to Asset Ratio:</b> <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current Debt**}}{\text{Total Assets}}$
<b>Operating Performance:</b> <i>This ratio provides an indication of Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
<b>Interest Coverage Ratio:</b> <i>This ratio demonstrates the extent to which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service***}}{\text{Total Operating Revenue}}$
<p>* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.</p> <p>** Debt includes lease liabilities.</p> <p>*** Interest expense includes interest on leases.</p>	



## 13.2 FIN-012-P CONCESSIONS FOR PROPERTY RATES AND/OR CHARGES POLICY

### Objective Reference:

**Authorising Officer:** Richard Cahill, Acting Chief Financial Officer

**Responsible Officer:** Richard Cahill, Acting Chief Financial Officer

**Report Author:** Noela Barton, Service Manager Financial Operations

**Attachments:** 1. **FIN-012-P Concessions for Property Rates and/or Charges - New Policy** [↓](#)

### PURPOSE

To seek adoption of FIN-012-P Concessions for Property Rates and/or Charges Policy. This policy outlines the circumstances in which Council may provide a concession or exemption on property rates and/or charges.

### BACKGROUND

This new policy is presented to Council following the *Review of Policy Management Framework* audit.

Commencing with the 2020/21 budget process, any application of rates and charges, concessions and Community Service Obligations on rates and charges will be included within the Revenue Statement that is adopted on an annual basis at Council's Special Budget Meeting.

### ISSUES

The policy presented with this report meets the requirements of the new policy framework and states the general intent of Council based on the position of the policies listed being:

- POL-0027 Water Charge Remissions for Home Dialysis Machine Users, adopted 27 January 2016
- POL-2557 Council Pensioner Rebate, adopted 17 April 2016
- POL-3014 Rating Exemption – State Lease Agreements, adopted 26 October 2011
- POL-3027 Application of Wastewater Charges, adopted 18 April 2018
- POL-3028 Application of Water Charges, adopted 14 December 2016

The policy presents Council's commitment to:

Provide a concession on specified property rates and/or charges where eligibility requirements are met for:

- home dialysis machine users
- pensioners who hold a Queensland Pensioner Concession Card issued by Centrelink or the Department of Veterans' Affairs or a Gold Card issued by the Department of Veterans' Affairs
- not for profit community organisations
- charities and small sporting or recreational clubs
- religious organisations

Following the adoption of the new Concessions Policy, POL-0027 Water Charge Remissions for Home Dialysis Machine Users and POL-3014 Rating Exemption – State Lease Agreements will be made obsolete and content from these policies will be moved to Guideline documents.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

#### ***Local Government Regulation 2012***

##### **s.99 Utility charges**

- 1) A local government may levy utility charges on any basis the local government considers appropriate.
- 4) However, a local government may only levy utility charges for services—
  - a) supplied in the last financial year; or
  - b) supplied, or to be supplied, in the current financial year; or
  - c) to be supplied in the next financial year.

##### **s.119 Concession for rates or charges**

A local government may grant a ratepayer a concession for rates or charges for land only under this part.

##### **s. 120 Criteria for granting concession**

- 1) The local government may grant the concession only if it is satisfied—
  - a) the land is owned or occupied by a pensioner; or
  - b) the land is owned by—
    - i) an entity whose objects do not include making a profit; or
    - ii) an entity that provides assistance or encouragement for arts or cultural development; or
  - c) the payment of the rates or charges will cause hardship to the land owner; or
  - d) the concession will encourage the economic development of all or part of the local government area; or
  - e) the concession will encourage land that is of cultural, environmental, historic, heritage or scientific significance to the local government area to be preserved, restored or maintained; or
  - f) the land is used exclusively for the purpose of a single dwelling house or farming and could be used for another purpose, including, for example, a commercial or industrial purpose; or
  - g) the land is subject to a GHG tenure, mining tenement or petroleum tenure; or
  - h) the land is part of a parcel of land (a parcel) that has been subdivided and—
    - i) the person who subdivided the parcel is the owner of the land; and
    - ii) the land is not developed land.

##### **s.122 Resolutions for granting concession**

- 1) The local government may grant the concession only by—

- a) a resolution granting the concession to a stated ratepayer; or
  - b) if the concession is of a type mentioned in section 121(a) or (b)—a resolution granting the concession to a ratepayer who is a member of a stated class of ratepayers.
- 4) If the local government grants a concession by making a resolution under subsection (1)(b), the concession may be granted only to the ratepayers whom the local government is satisfied are eligible for the concession.
  - 5) The resolution may include conditions for granting the concession to the ratepayer.
  - 6) Without limiting subsection (5), the conditions may include the following—
    - a) a condition requiring the ratepayer to show the local government particular information or documents or follow a procedure to be eligible for the concession;

Examples—

- a condition requiring the ratepayer to produce a health care card or pensioner concession card to show the ratepayer's eligibility for the concession for the rates or charges
  - a condition requiring the ratepayer to enter an agreement to defer payment of rates or charges in a form required by the local government
- b) a condition limiting the period for which the ratepayer is granted the concession.

Example—

for a concession on the basis of the ratepayer's receipt of a disability support pension, a condition limiting the concession to the period for which the ratepayer receives the pension

### **s.24 Community service obligations**

A community service obligation is an obligation the local government imposes on a business entity to do something that is not in the commercial interests of the business entity to do.

### **s.172 Revenue Statement**

- 2) Also, the revenue statement for a financial year must include the following information for the financial year—
  - a) an outline and explanation of the measures that the local government has adopted for raising revenue, including an outline and explanation of—
    - i. the rates and charges to be levied in the financial year; and
    - ii. the concessions for rates and charges to be granted in the financial year;

### **Risk Management**

No risk has been identified in consolidating Council's commitment to sectors of the community to provide concessions in the form of a rebate or Customer Service Obligation (CSO) on rates or charges, which are included in the five policies identified in this report.

### **Financial**

The adoption of this policy will not extend Council's current adopted financial commitment to concessions and CSOs on rates and charges.

**People**

There are no people implications associated with this policy.

**Environmental**

There are no environmental implications associated with this policy.

**Social**

There are no social implications associated with this policy.

**Alignment with Council's Policy and Plans**

This policy aligns with Council's 2018-2023 Corporate Plan:

## 8. Inclusive and ethical governance

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 delivers 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.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Service Manager, Financial Operations	November 2019	Amended to align with new Policy Management Framework following audit by PwC in December 2018.
Acting Service Manager, Corporate Governance	October 2019	Review of Financial Services Policies.

**OPTIONS****Option One**

That Council resolves as follows:

1. Adopt Corporate Policy FIN-012-P Concessions for Property Rates and/or Charges.
2. Make obsolete Corporate Policy POL-0027 Water Charge Rebate for Home Dialysis Machine Users.
3. Make obsolete Corporate Policy POL-3014 Rating Exemption – State Lease Agreements.

**Option Two**

That Council resolves as follows:

1. Not adopt Corporate Policy FIN-012-P Concessions for Property Rates and/or Charges.
2. To retain Corporate Policy POL-0027 Water Charge Rebate for Home Dialysis Machine Users.
3. To retain Corporate Policy POL-3014 Rating Exemption – State Lease Agreements Policy.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. **Adopt Corporate Policy FIN-012-P Concessions for Property Rates and/or Charges.**
2. **Make obsolete Corporate Policy POL-0027 Water Charge Rebate for Home Dialysis Machine Users.**
3. **Make obsolete Corporate Policy POL-3014 Rating Exemption – State Lease Agreements.**





# Concessions for Property Rates and/or Charges Policy

Policy Identifier: FIN-012-P  
 Effective Date:  
 Version: 1  
 Review Date:  
 Approved by:

## Head of Power

Section 94 of the *Local Government Act 2009* gives council the power to levy rates and charges. Chapter 4, Part 10 of the *Local Government Regulation 2012* gives council the power to grant a concession for rates and/or charges and details the circumstances in which this power may be exercised.

## Policy Objective

To outline the circumstances in which Council may provide a concession or exemption on property rates and/or charges.

## Policy Statement

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

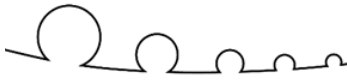
Council is committed to:

- Providing a concession on specified property rates and/or charges where eligibility requirements are met.
- Assessing properly made applications.
- Applying approved concessions on a quarterly basis.

## Definitions

Term	Definition
Rates and charges	as defined in the <i>Local Government Act 2009</i> , are levies that a local government imposes: <ul style="list-style-type: none"> <li>(a) On land; and</li> <li>(b) For a service, facility or activity that is supplied or undertaken by:                             <ul style="list-style-type: none"> <li>(i) The local government' or</li> <li>(ii) Someone on behalf of the local government (including a garbage collection contractor, for example).</li> </ul> </li> </ul>

For Corporate Governance Use Only		
Department: Infrastructure and Operations	Group: City Operations	Page 1 of 2



# Concessions for Property Rates and/or Charges Policy

## Associated Documents

Council Pensioner Rebate Policy ([A196615](#))

[Important Rating and Pension Information Fact Sheet](#)

[Pension Rates Concession form](#)

## Document Control

Only Council can approve amendments to this document by resolution of a General Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments (A4063988).

Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

## Version Control

Version number	Date	Key Changes
1	December 2019	<ul style="list-style-type: none"> <li>New Policy</li> </ul>

For Corporate Governance Use Only			
Department:	Infrastructure and Operations	Group:	City Operations
			Page 2 of 2

## 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:** Amanda Daly, Acting 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 27.10.2019 to 16.11.2019 [↓](#)

#### PURPOSE

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 27.10.2019 to 16.11.2019

**Decisions Made Under Delegated Authority 27.10.2019 to 02.11.2019****CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0375	Design and Siting - Carport	Pronto Building Approvals	33 Long Street Cleveland QLD 4163	Referral Agency Response - Planning	01/11/2019	N/A	Approved	2
CAR19/0380	Build Over or Near Relevant Infrastructure	Bruce WOLFE Jocelyn WOLFE	5 Midjimberly Road Point Lookout QLD 4183	Referral Agency Response - Engineering	29/10/2019	N/A	Approved	2
DBW19/0027	Domestic Additions	Development Solutions Qld	45 Yarrong Road Point Lookout QLD 4183	Code Assessment	31/10/2019	N/A	Development Permit	2
OPW19/0034	Operational works - Commercial Driveway Crossover	The Little Ship Club	31A Harbour Road Dunwich QLD 4183	Code Assessment	30/10/2019	N/A	Development Permit	2
RAL19/0073	Change to Development Approval - ROL005813 Combined standard format ROL 1 into 2 with Dual Occupancy on Future Lot 21	James Barclay Homes Statewide Survey Group Ply Ltd Consulting Surveyors	19 Eagle Street Victoria Point QLD 4165	Minor Change to Approval	29/10/2019	N/A	Approved	4
CAR19/0371	Design and Siting - Dwelling	Martyn W OSBORN	4 Vista Street Russell Island QLD 4184	Referral Agency Response - Planning	28/10/2019	N/A	Approved	5
CAR19/0372	Amenity and Aesthetics - Removal Dwelling	David Wright Properties	1 Coorong Street Macleay Island QLD 4184	Referral Agency Response - Planning	31/10/2019	N/A	Approved	5

### Decisions Made Under Delegated Authority 27.10.2019 to 02.11.2019

#### CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0251	Design and Siting - Carport	Asset Outdoor Additions Pty Ltd	2 Galley Way Birkdale QLD 4159	Referral Agency Response - Planning	01/11/2019	N/A	Refused	10
CAR19/0349	Design and Siting - Carport	A1 Certifier Martin James QUINN	4 Marjorie Street Thorneside QLD 4158	Referral Agency Response - Planning	28/10/2019	N/A	Approved	10
CAR19/0366	Design and Siting - Carport	A1 Certifier	43 Murray Street Birkdale QLD 4159	Referral Agency Response - Planning	28/10/2019	N/A	Approved	10
OPW19/0107	Driveway Crossover	Colin MCDICKEN	3 Caston Court Birkdale QLD 4159	Code Assessment	29/10/2019	N/A	Development Permit	10

### Decisions Made Under Delegated Authority 27.10.2019 to 02.11.2019

#### CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0219.02	Change to Development Approval for Educational facility	Young Mens Christian Association Brisbane Incorporated, Urban Strategies Pty Ltd	YMCA Victoria Point 126-128 Link Road Victoria Point QLD 4165	Minor Change to Approval	01/11/2019	N/A	Approved	4
MCU19/0129	Minor Change to Approval - MC007201 Multiple Dwellings x 13	Alex Enborisoff Architects, All Approvals Pty Ltd	161 Colburn Avenue Victoria Point QLD 4165	Minor Change to Approval	30/10/2019	N/A	Approved	4
OPW19/0074	Operational Works for RAL - 1 into 33 Lots - External Works - Stage 2	Andiworth Pty Ltd	88-90 Kinross Road Thornlands QLD 4164	Code Assessment	31/10/2019	N/A	Development Permit	7
MCU19/0111	Car Wash	Shayher Alliance Pty Limited As Trustee	Capalaba Central Shopping Centre 38-62 Moreton Bay Road Capalaba QLD 4157	Code Assessment	01/11/2019	N/A	Development Permit	9
OPW19/0079	Prescribed Tidal Works	Kristy Jo CURRIE	27 Downwind Court Birkdale QLD 4159	Code Assessment	31/10/2019	N/A	Development Permit	10

### Decisions Made Under Delegated Authority 27.10.2019 to 02.11.2019

#### CATEGORY3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
SPS19/0010	Request to apply Superseded Planning Scheme - Utility Installation	Anthony Moreton Group	1173-1199 Mount Cotton Road Mount Cotton QLD 4165	DA apply previous policy/code	01/11/2019	N/A	Refused	6



### Decisions Made Under Delegated Authority 03.11.2019 to 09.11.2019

#### CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0273	Design and Siting - Dwelling House	The Certifier Pty Ltd	12 Main Road Wellington Point QLD 4160	Referral Agency Response - Planning	08/11/2019	N/A	Approved	1
CAR19/0295	Design and Siting - Dwelling	Doyen Planning	50 Sentinel Court Cleveland QLD 4163	Referral Agency Response - Planning	06/11/2019	N/A	Approved	2
CAR19/0375	Design and Siting - Carport	Pronto Building Approvals	33 Long Street Cleveland QLD 4163	Referral Agency Response - Planning	04/11/2019	N/A	Approved	2
DBW19/0024	Domestic Additions - Deck Extension & Patto	Fluid Approvals	18 Mainroyal Court Cleveland QLD 4163	Code Assessment	06/11/2019	N/A	Development Permit	2
CAR19/0369	Design and Siting - Dwelling House x 5	Phillip James PARKES	106A Thornlands Road Thornlands QLD 4164	Referral Agency Response - Planning	04/11/2019	N/A	Approved	3
CAR19/0376	Design and Siting - Carport	Metropolitan Certification Services Pty Ltd	3 Phillips Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	05/11/2019	N/A	Approved	4
MCU19/0127	Dwelling house	Mr Luke J CLARKE Ms Kirri A K De KRUIJF	26-28 Fir Street Victoria Point QLD 4165	Code Assessment	08/11/2019	N/A	Development Permit	4
CAR19/0023.01	Change to Development Approval - CAR19/0023 Design and Siting - Dwelling House	Martyn W OSBORN	36 Crescent Drive Russell Island QLD 4184	Minor Change to Approval	07/11/2019	N/A	Approved	5

### Decisions Made Under Delegated Authority 03.11.2019 to 09.11.2019

#### CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0333.01	Change to Development Approval - CAR19/0333 Design and Siting - Shed	Fluid Approvals	30-34 Bruce Street Lamb Island QLD 4184	Minor Change to Approval	06/11/2019	N/A	Approved	5
MCU17/0073.01	Change to Development Approval - Require Container as lockable garden shed	Curlew Homes Pty Ltd Sydnie May MANN	137 Canaipa Point Drive Russell Island QLD 4184	Minor Change to Approval	04/11/2019	N/A	Approved	5
CAR19/0346.01	Change to development approval - CAR19/0346 - Design and Siting - Dwelling House x 62	Ausbuild Pty Ltd	49-51 Kinross Road Thornlands QLD 4164	Minor Change to Approval	06/11/2019	N/A	Approved	7
CAR19/0374	Design and Siting - Dwelling House	Dixonbuild Pty Ltd	30 Cochrane Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	05/11/2019	N/A	Approved	7
MCU19/0074	Home based business - Mechanical Workshop	East Coast Surveys Pty Ltd	457-459 Redland Bay Road Capalaba QLD 4157	Code Assessment	06/11/2019	N/A	Development Permit	7
CAR19/0400	Design and Siting - Dwelling additions	Yvonne HOEGGER	14 James Street Capalaba QLD 4157	Referral Agency Response - Planning	05/11/2019	N/A	Approved	9
CAR19/0379	Design and Siting - Roofed Patio and carport	Victoria Helen BARDON	60 Mooroondu Road Thorneside QLD 4158	Referral Agency Response - Planning	08/11/2019	N/A	Approved	10

### Decisions Made Under Delegated Authority 03.11.2019 to 09.11.2019

#### CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0138	Minor Change and Extension to Currency Period - Dwelling House	Bartley Burns Certifiers & Planners	90 Douro Road Wellington Point QLD 4160	Minor Change to Approval	07/11/2019	N/A	Approved	1
OPW19/0104	Operational Works - Driveway Crossover	Construction Plus	165 Shore Street North Cleveland QLD 4163	Code Assessment	04/11/2019	N/A	Development Permit	2
OPW19/0102	Driveway Crossover/Design & Siting - Domestic Second Driveway Crossover & Fence	Mark CUBBY Sheridan Joy CUBBY	16 Seaspray Street Thornlands QLD 4164	Code Assessment	06/11/2019	N/A	Development Permit	3

### Decisions Made Under Delegated Authority 03.11.2019 to 09.11.2019

#### CATEGORY3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
SPS19/0012	Request to apply Superseded Planning Scheme - Reconfiguring a lot (1 into 2)	East Coast Surveys Pty Ltd	288 Bloomfield Street Cleveland QLD 4163	DA apply previous policy/code	04/11/2019	N/A	Approved	3
SPS19/0011	Request to Apply Superseded Planning Scheme - 2 into 4	Julianne Patricia Hall As PR	40-42 Benfer Road Victoria Point QLD 4165	DA apply previous policy/code	06/11/2019	N/A	Approved	4

## Decisions Made Under Delegated Authority 10.11.2019 to 16.11.2019

## CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0384	Design and Siting - Dwelling	Checkpoint Building Surveyors (Coomera)	7 Thorn Street Ormiston QLD 4160	Referral Agency Response - Planning	11/11/2019	N/A	Approved	1
CAR19/0389	Design and Siting - Dwelling	Professional Certification Group Pty Ltd	14 Rose Street Ormiston QLD 4160	Referral Agency Response - Planning	11/11/2019	N/A	Approved	1
CAR19/0390	Design and Siting - Dwelling House	Steve Bartley & Associates Pty Ltd	16 Portsmouth Place Cleveland QLD 4163	Referral Agency Response - Planning	14/11/2019	N/A	Approved	2
DBW19/0035	Domestic Additions	Ocean Blue Property Trust	45 Piermont Place Cleveland QLD 4163	Code Assessment	11/11/2019	N/A	Development Permit	2
CAR19/0381	Design and Siting - Dwelling	Phillip James PARKES	15 Morris Circuit Thornlands QLD 4164	Referral Agency Response - Planning	11/11/2019	N/A	Approved	3
CAR19/0421	Design and Siting - Domestic Additions	The Certifier Pty Ltd	1 Chablis Court Thornlands QLD 4164	Referral Agency Response - Planning	15/11/2019	N/A	Approved	3
RAL19/0074	Standard Format - 1 into 2	DTS Group Pty Ltd	2 Sauterne Street Thornlands QLD 4164	Code Assessment	11/11/2019	N/A	Development Permit	3
RAL19/0085	Extension to Currency Period - ROL005973 Combined - Reconfiguration of Lot 1 into 2 LOTS and Operational Works for a ROL	Michell Town Planning & Development Troy Ian MORTON	123 Panorama Drive Thornlands QLD 4164	Minor Change to Approval	11/11/2019	N/A	Approved	3

## Decisions Made Under Delegated Authority 10.11.2019 to 16.11.2019

## CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0383	Design and Siting - Dwelling	Mark Wilson Design And Build	12 Gunsynd Street Russell Island QLD 4184	Referral Agency Response - Planning	11/11/2019	N/A	Approved	5
CAR19/0414	Design & Siting - Dwelling House	Applied Building Approvals	18 Ashton Street Macleay Island QLD 4184	Referral Agency Response - Planning	14/11/2019	N/A	Approved	5
CAR19/0391	Design and Siting - Retaining Wall	C V L Engineers	18 Poplin Place Mount Colton QLD 4165	Referral Agency Response - Planning	14/11/2019	N/A	Approved	6
CAR18/0056.01	Change Application - CAR18/0056 Design and Siting - Carport	Fluid Approvals	117 Crotona Road East Alexandra Hills QLD 4161	Minor Change to Approval	14/11/2019	N/A	Refused	7
CAR19/0392	Design and Siting - Dwelling House x 60	Ausbuild Pty Ltd	43-47 Kinross Road Thornlands QLD 4164	Referral Agency Response - Planning	15/11/2019	N/A	Approved	7
CAR19/0382	Design and Siting - Dwelling	Phillip James PARKES	2 Jupiter Street Capalaba QLD 4157	Referral Agency Response - Planning	11/11/2019	N/A	Approved	9
CAR19/0398	Design and Siting - Shed	Strickland Certifications Pty Ltd	6 Wildflower Street Capalaba QLD 4157	Referral Agency Response - Planning	14/11/2019	N/A	Approved	9
CAR19/0388	Design and Siting - Secondary Dwelling	Stroud Homes Brisbane East	14 Parkridge Place Birkdale QLD 4159	Referral Agency Response - Planning	11/11/2019	N/A	Approved	10

## Decisions Made Under Delegated Authority 10.11.2019 to 16.11.2019

## CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0093	Operational Works for RAL - 1 into 2 Lots	CWD Group	311 Bloomfield Street Cleveland QLD 4163	Code Assessment	14/11/2019	N/A	Development Permit	3
MCU19/0006	Dwelling house - Under the Superseded Redlands Planning Scheme - V 7.2	MPR Properties No. 2 Pty Ltd As Trustee	8-12 School Of Arts Road Redland Bay QLD 4165	Impact Assessment	11/11/2019	N/A	Development Permit	6
MCU18/0160	Request to Change approval C3002 - Vehicle Depot	Mr Thomas VANDERREYDEN Statewide Survey Group Pty Ltd Consulting Surveyors	311 Redland Bay Road Capalaba QLD 4157	Other Change to Approval Impact.	11/11/2019	N/A	Refused	7
MCU19/0143	Change to Development Approval - MCU013346 Mobile Home Park	Gateway Lifestyle Residential Parks, Mr Joe WAUGH	22-34 Collingwood Road Birkdale QLD 4159	Minor Change to Approval	11/11/2019	N/A	Approved	10

### Decisions Made Under Delegated Authority 10.11.2019 to 16.11.2019

#### CATEGORY3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
SPS19/0013	DA apply previous policy/code - mixed use residential and commercial/retail	Ponda Developments Pty Ltd	219-221 Bloomfield Street Cleveland QLD 4163	DA apply previous policy/code	11/11/2019	N/A	Approved	2



## 14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 26 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

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

<b>1.</b>	<b>File Number:</b>	CA11075/17 (MCU013296)
<b>Appellants:</b>		<b>Lipoma Pty Ltd</b>
		<b>Lanrex Pty Ltd</b>
		<b>Victoria Point Lakeside Pty Ltd</b>
<b>Respondent:</b>		<b>Redland City Council</b>
<b>Co-respondent (applicant):</b>		<b>Nerinda Pty Ltd</b>
<b>Proposed Development:</b>		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)
<b>Appeal Details:</b>		Submitter appeal against Council approval.
<b>Current Status:</b>		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. An appeal CA12762/19 (see item 10) was lodged to the Queensland Court of Appeal on 15 November 2019.

<b>2.</b>	<b>File Number:</b>	2171 of 2018 (ROL006209)
<b>Appellant:</b>		<b>Lorette Margaret Wigan</b>
<b>Respondent:</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
<b>Appeal Details:</b>		Appeal against Council decision to issue Preliminary Approval.
<b>Current Status:</b>		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.

<b>3.</b>	<b>File Number:</b>	2959 of 2019 (MCU013688)
<b>Applicant:</b>		<b>Quin Enterprises Pty Ltd</b>
<b>Respondent:</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		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)
<b>Appeal Details:</b>		Appeal against Council refusal.
<b>Current Status:</b>		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.

<b>4.</b>	<b>File Number:</b>	3450 of 2019
	<b>Appellant:</b>	<b>S. &amp; S. Lambourne Investments Pty Ltd</b>
	<b>Respondent:</b>	<b>Redland City Council</b>
	<b>Proposed Development:</b>	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)
	<b>Appeal Details:</b>	Appeal against Council refusal or in the alternative, appeal against a condition of approval.
	<b>Current Status:</b>	Appeal filed 24 September 2019. A review was held on 18 October 2019.

<b>5.</b>	<b>File Number:</b>	3742 of 2019
	<b>Appellant:</b>	<b>Angela Brinkworth</b>
	<b>Respondent:</b>	<b>Redland City Council</b>
	<b>Proposed Development:</b>	Material Change of Use for a Cemetery (Pet Crematorium) 592-602 Redland Bay Road, Alexandra Hills (Lot 2 on SP194117)
	<b>Appeal Details:</b>	Appeal against Council refusal.
	<b>Current Status:</b>	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.

<b>6.</b>	<b>File Number:</b>	3797 of 2019
	<b>Appellant:</b>	<b>Matzin Capital Pty Ltd v Redland City Council</b>
	<b>Respondent:</b>	<b>Redland City Council</b>
	<b>Proposed Development:</b>	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)
	<b>Appeal Details:</b>	Appeal against Council refusal.
	<b>Current Status:</b>	Appeal filed 22 October 2019.

<b>7.</b>	<b>File Number:</b>	3829 of 2019
	<b>Appellant:</b>	<b>Sutgold Pty Ltd v Redland City Council</b>
	<b>Respondent:</b>	<b>Redland City Council</b>
	<b>Proposed Development:</b>	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)
	<b>Appeal Details:</b>	Appeal against deemed refusal by Council.
	<b>Current Status:</b>	Appeal filed 23 October 2019. An early without prejudice meeting was held on 26 November 2019.

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

## APPEALS TO THE QUEENSLAND COURT OF APPEAL

<b>9.</b>	<b>File Number:</b>	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
<b>Appellant:</b>		<b>Redland City Council</b>
<b>Respondent (applicant):</b>		<b>King of Gifts Pty Ltd and HTC Consulting Pty Ltd</b>
<b>Proposed Development:</b>		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills
<b>Appeal Details:</b>		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
<b>Current Status:</b>		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.

<b>10.</b>	<b>File Number:</b>	CA12762 of 2019 (MCU013296) / (QPEC Appeal 4940 of 2015, 2 of 2016 and 44 of 2016)
<b>Appellant:</b>		<b>Lipoma Pty Ltd</b>
		<b>Lanrex Pty Ltd</b>
		<b>ATF IDL Investment Trust &amp; IVL Group Pty Ltd</b>
<b>Respondent:</b>		<b>Redland City Council</b>
<b>Co-respondent (applicant):</b>		<b>Nerinda Pty Ltd</b>
<b>Proposed Development:</b>		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)
<b>Appeal Details:</b>		Appeal against the decision of the Planning and Environment Court to approve the development.
<b>Current Status:</b>		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

<b>11.</b>	<b>File Number:</b>	Appeal 19-033 (CAR19/0135)
<b>Appellant:</b>		<b>Robert Reynolds</b>
<b>Respondent:</b>		<b>Luke Jones</b>
<b>Co-Respondent:</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		Building Work for Carport (Boatport) (including car wash) 6 Dinton Court, Alexandra Hills
<b>Appeal Details:</b>		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.
<b>Current Status:</b>		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.

<b>12.</b>	<b>File Number:</b>	Appeal 19-034 (PD236994)
<b>Appellant:</b>		<b>Gregory Thomas Hayes</b>
<b>Respondent:</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		Plumbing and Drainage Works for a composting toilet 17 Kennedy Avenue, Russell Island
<b>Appeal Details:</b>		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
<b>Current Status:</b>		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 CHRISTMAS 2019 DELEGATIONS FOR DEVELOPMENT APPLICATIONS AND APPEALS

**Objective Reference:****Authorising Officer:** Amanda Daly, Acting General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Jill Driscoll, Group Support Officer**Attachments:** Nil**PURPOSE**

To recommend that Council conditionally delegates its powers under the *Planning Act 2016* from 19 December 2019 to 28 January 2020 (inclusive), to comply with the timeframes under the Development Assessment Rules and ensure continuity within this decision-making process for development applications and appeals.

**BACKGROUND**

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

1. decide development applications; and
2. provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Act.

With the last meeting of Council for 2019 to be held on 18 December 2019 and the first meeting of 2020 to be held on 29 January 2020, there is a gap of five weeks for any potential development application decisions and Planning and Environment Court matters under the Act, which may need to be made to meet statutory timeframes and orders of the Court.

**ISSUES**

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

- a. to the Mayor, for the period 19 December 2019 to 28 January 2020 (inclusive);
- b. subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:
  - i. personally provided with a copy of each development or appeal report that would normally be determined by Council; and
  - ii. granted a period of three (3) business days from the receipt of the report in which to comment, prior to that matter being determined.

A report will be presented to Council in February 2020 detailing all matters determined under delegated authority during the subject period.

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

## STRATEGIC IMPLICATIONS

### Legislative Requirements

This report provides for any potential development application decisions and Planning and Environment Court matters under the *Planning Act 2016* which may need to be made to meet statutory timeframes.

### Risk Management

This report reduces possible risks associated with any potential development application decisions and Planning and Environment Court matters under the *Planning Act 2016*, which may need to be made to meet statutory timeframes.

### Financial

There are no financial implications associated with this report.

### People

This report provides a system to support officers involved in development applications and Planning and Environment Court matters.

### Environmental

There are no environmental implications associated with this report.

### Social

This report provides a process to ensure development application decisions and Planning and Environment Court matters are made within specified timeframes to support good decision making practices for both applicants and the community.

### Alignment with Council's Policy and Plans

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

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager Planning Assessment and Senior Solicitor Legal Services	November 2019	Provided input into this report

## OPTIONS

### Option One

That Council resolves to delegate the Mayor, under section 257 of the *Local Government Act 2009*, its powers under the *Planning Act 2016*, for the period 19 December 2019 to 28 January 2020 (inclusive), subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:

- i. personally provided with a copy of each development and appeal report that would normally be determined by Council; and
- ii. granted a period of three (3) business days from the receipt of the report in which to comment, prior to that matter being determined.

**Option Two**

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

**OFFICER'S RECOMMENDATION**

**That Council resolves to delegate the Mayor, under section 257 of the *Local Government Act 2009*, its powers under the *Planning Act 2016*, for the period 19 December 2019 to 28 January 2020 (inclusive), subject to the condition that this delegation can only be exercised where the relevant Divisional Councillor and the Chief Executive Officer have been:**

- i. personally provided with a copy of each development and appeal report that would normally be determined by Council; and**
- ii. granted a period of three (3) business days from the receipt of the report in which to comment, prior to that matter being determined.**



**14.4 EXPRESSIONS OF INTEREST - INDUSTRIAL LAND - 20-24 KATE STREET MACLEAY ISLAND****Objective Reference:****Authorising Officer:** Amanda Daly, Acting General Manager Community & Customer Services**Responsible Officer:** Amanda Daly, Acting General Manager Community & Customer Services**Report Author:** Graham Simpson, Group Manager Environment & Regulation**Attachments:** Nil**PURPOSE**

To obtain a resolution under s.228(3) of the *Local Government Regulation 2012* (LGR) to undertake an expressions of interest for land at 20-24 Kate Street, Macleay Island (the land).

**BACKGROUND**

Council made a resolution following a confidential report in regards to industrial land supply on Macleay Island at its meeting on 5 June 2019, where it resolved:

*That Council resolves to:*

- 1. reconfirm the Council owned Low Impact Industry Zoned land located at 20-24 Kate Street, Macleay Island is the preferred location to accommodate industrial activity on Macleay Island;*
- 2. retain the southern portion of 20-24 Kate Street, Macleay Island to accommodate Council's on-going operational requirements;*
- 3. confirm the northern portion of 20-24 Kate Street, Macleay Island is surplus to Council's operational requirements and investigate its release for private industrial purposes;*
- 4. note the scope of work and estimated budgetary implications associated with consolidating Council operational activity to the southern portion of 20-24 Kate Street, Macleay Island and releasing the northern part of the site to the market;*
- 5. prioritise actions to test likely market up take of the northern portion of 20-24 Kate Street, Macleay Island for private industrial use; and*
- 6. maintain this report as confidential, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

Subsequent to this resolution, Council's Property Services Unit has sought advice in respect to options to test the market by way of undertaking an expressions of interest process to develop the land, including likely costs.

It is considered that in order to advance the release of the land that an expressions of interest process be commenced in early 2020 to enable Council to assess the viability of market-led opportunities prior to finalising the 2020/21 budget.

**ISSUES**

In order for an expressions of interest process to be undertaken, Council must comply with relevant provisions of the LGR, specifically s.228 which specifies how a local government must invite written tenders for a valuable non-current asset (land) contract.

In particular, before Council can commence an expressions of interest process, it must decide by resolution the following:

- that it would be in the public interest to invite expressions of interest before inviting written tenders; and
- the reasons for making the resolution must be recorded in the minutes of the Council meeting.

The Council resolution of 5 June 2019 in respect to the land does not specifically address the above requirement given it was a confidential report and the resolution did not authorise an expressions of interest process as being in the public interest. Therefore it is necessary to make a further resolution, as required by s.228 of the LGR, to advance the expressions of interest process.

The new resolution will permit commencement of the expressions of interest process, allow Council to make a short list from persons who express an interest in the land and subsequently seek written tenders at a later time from those short listed.

Responses to the expressions of interest for the land will be assessed in respect to suitability and benefits for Council and the community, with a further report brought back to Council in due course.

#### Public interest

Based on the previous considerations concerning the land, it is considered that there is a public interest in inviting expressions of interest based on the following reasons:

- The site is suitable for industrial purposes in accordance with zoning of the land as it has previously been used as a quarry and storage area and as such was significantly disturbed however vegetation on the site provides the ability to visually buffer the site from adjoining streets.
- The size of the site provides the opportunity to effectively manage any on-site impacts associated with noise, dust and fumes given the site is physically separated from nearby residential areas.
- Access to the site is achievable from the main north-south road (Kate Street) minimising potential traffic impacts and avoiding conflicts with adjoining local residential streets.
- With the commencement of the Redlands Planning Scheme (RPS) in March 2006 and based on the land characteristics, the northern portion of the land was included within the island industry zone and the southern portion included within the community purposes sub-area 7 zone. An open space zone was also applied to the site perimeter.
- The island industry zoned portion was intended to accommodate light industrial uses not able to be accommodated within centre zoned land on Macleay Island due to its potential to generate impacts.
- The City Plan has included the previous island industry zoned portion and community purpose zoned portions within the low impact industry zone while maintaining the open space zone on the site boundary to buffer and screen the site.
- A lack of industrial land or other land which facilitates industrial or higher impact uses on the Island has been identified through ongoing feedback to Council during planning or compliance related activities.
- A useable area of the land has been identified for Council's ongoing operational requirements to enable continuing cost effective servicing of community infrastructure on the Island.

- If released, the land will provide a significant contribution to the supply of industrial zoned land on Macleay Island in both the short to medium term.
- The site currently has a mobile phone tower lease area which is intended to remain in Council's ownership to ensure the ongoing functionality of the facility.
- Energex currently has a back-up generator storage area located in the northern part of the land which, dependent on the ongoing needs of Energex, will be retained or relocated on the land.
- At present the land is under-utilised creating a shortfall on Macleay Island for the establishment of necessary island industry to service the needs of the island community.
- An expressions of interest process is the most effective way, both financially and for flexibility of use options, for attracting potential proposals for the land.

Based on the above reasons it is considered in the public interest to invite expressions of interest prior to written tenders for the land.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In order to undertake a formal expressions of interest process prior to inviting written tenders, Council must under s.228(3) of the LGR, undertake the following:

- 3) *However, the local government may invite expressions of interest under subsection (5) only if the local government—*
  - a) *decides, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders; and*
  - b) *records its reasons for making the resolution in the minutes of the meeting at which the resolution was made.*

Compliance with this legislative requirement is achieved through making a resolution in accordance with the recommendation of this report.

### **Risk Management**

Should Council not make a resolution as required by s.228(3) of the LGR and decide to undertake an informal expressions of interest process, Council would be unable to proceed to tender with any submitters to the expressions of interest without first making a formal resolution as recommended by this report.

This places Council at risk of not receiving expressions of interest that would yield appropriately considered commercial submissions which may achieve suitable financial, economic and social outcomes for use of the land.

### **Financial**

Undertaking the initial expressions of interest process will be funded through existing budgets, with any future costs to be subject to budget consideration in 2020/21 or subsequent years.

### **People**

The expressions of interest process will be undertaken by Council's Property Services Unit and no specific impacts are anticipated as a result of this report.

**Environmental**

There are no environmental impacts as a result of undertaking the expressions of interest process.

**Social**

There are no social implications as a result of undertaking the expressions of interest process.

**Alignment with Council's Policy and Plans**

The expressions of interest process is necessary to ensure the island industry zoning of the land, as designated by the City Plan, has the potential to be realised.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Manager Legal Services	22 November 2019	Confirmed legal position in regards to LGR requirements
Strategic Land Program Leader	25 November 2019	Undertaking expressions of interest coordination role advising on key dates and documents

**OPTIONS****Option One**

That Council resolves as follows:

1. To invite expressions of interest in accordance with s.228 of the *Local Government Regulation 2012* for the land.
2. That it is in the public interest to invite expressions of interest before inviting written tenders for the land.
3. The reasons that an invitation for expressions of interest is in the public interest are those listed in the content of this report.

**Option Two**

That Council resolves as follows:

1. To not undertake a formal expressions of interest process under s.228 of the *Local Government Regulation 2012* for the land.
2. To undertake an informal expressions of interest process to help inform future decisions concerning the land.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To invite expressions of interest in accordance with s.228 of the *Local Government Regulation 2012* for the land.
2. That it is in the public interest to invite expressions of interest before inviting written tenders for the land.
3. The reasons that an invitation for expressions of interest is in the public interest are those listed in the content of this report.

## 15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

### 15.1 PROPOSED PARK NAMING - 1-5 DONALD ROAD, REDLAND BAY (LOT 901 ON SP167336)

**Objective Reference:**

**Authorising Officer:** Peter Best, General Manager Infrastructure & Operations

**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure

**Report Author:** Frances Hudson, Service Manager Civic & Open Space  
Megan McLean, Support Officer

**Attachments:** Nil

#### PURPOSE

To request Redland City Council (Council) consider a request to name the property at 1-5 Donald Road, Redland Bay (Lot 901 on SP167336) currently known as Donald Road Sportsfield (the property) as 'John Edward Downie Sportsfield'.

#### BACKGROUND

In July 2004, Council acquired the property through dedication by a developer. The area was initially maintained as a kick about space for local residents. After a deficit of sporting fields was identified within the southern part of the City, the property was developed into a sportsfield (and initially referred to as the School of Arts Sportsfield).

As part of the residential development, Donald Road was constructed and aligning with the park naming guideline the park name defaulted to the most relevant or direct street frontage (i.e. Donald Road Sportsfield).

In 2017, Council resolved to grant Victoria Point Magic Football Club Inc. a 10 year lease of the reserve land at Donald Road Sportsfield. The trustee lease qualified the club to receive grant funding from the State Government, for the purpose of a clubhouse to be constructed to support football in Redland Bay.

In November 2018, the Mayor formally acknowledged and recognised completion of the Men's Shed building, and the infrastructure of the sportsfield and park elements including the skate park, dog off leash area and adjoining car park.

On 8 July 2019, Division 6 Councillor received an email from Craig Wilson (the applicant) requesting that the currently known Donald Road Sportsfield, located at 1-5 Donald Road, Redland Bay be named after John Edward Downie who contributed heavily with the development of soccer within the City and specifically Redland Bay. Mr Wilson (the applicant) grew up in Redland City, played competitively across a number of sports, including football (soccer) and attributes his and others success because of the values instilled by Mr Downie. The Councillor is unsure but believes that some of Mr Downie's family may still live in the Redland Bay area.

#### History of John Edward Downie

*After migrating from Britain shortly after WWII, John Edward Downie settled in Redland Bay and was employed as a local farm manager for in excess of 30 years. Mr Downie, being passionate about the game of football (soccer) quickly became a trusted, stalwart member of the Redlands United Soccer Club, one of the oldest football clubs in Australia (founded in 1918).*

*Mr Downie realised that if soccer was going to expand and prosper within the Redlands, then the most appropriate place to encourage development of the sport was at a junior level, with the hope that young players would continue to play the game into their teenage years and beyond.*

*Over his long association with the club Mr Downie coached many teams but from personal experience his abilities were far broader than simply being a teacher of skills. His efforts extended to organising transportation for the young boys to training twice a week and to their fixtures on a Saturday morning.*

*Mr Downie taught his players how to play, based on competitive fairness, being both gracious in success, and searching for reasons and ways to improve in times when facing defeat. He conducted himself in a polite, appropriate manner and expected similar values from his players. The level of self-discipline very quickly rubbed off onto impressionable young boys who without this opportunity may well have never experienced this unique outdoor lifetime skill set.*

*Between the forty year period from 1950's – 1990's within Redland Bay the man known as 'Mr Soccer' was John Edward Downie.*

## **ISSUES**

The naming request is not consistent with POL-3004 Naming of Infrastructure Assets Policy and GL-3004-003 Park Naming Guideline. Under the Park Naming Guideline, City-wide sports parks will only be named or re-named to identify the predominant sporting use. However, there is a strong precedence of sporting fields across the City that are formally named to recognise individuals. These include:

- Charlie Buckler Sportsfield, Redland Bay
- Sel Outridge Park, Redland Bay
- Ern & Alma Dowling Memorial Park, Victoria Point
- Henry Ziegenfusz Park, Cleveland
- Keith Surr ridge Park, Alexandra Hills
- Judy Holt Recreation Reserve, Birkdale
- Sam Sciacca Sportsfield, Capalaba
- John Frederick Park, Capalaba
- E G Wood Sportsfield, Wellington Point
- William Taylor Memorial Sportsfield, Thorneside

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

There are no known legislative requirements for consideration with the naming of this property.

### **Risk Management**

There are no known physical risks in naming the property at 1-5 Donald Road, Redland Bay, as the 'John Edward Downie Sportsfield', however the naming of community infrastructure can raise the risk of another party not being supportive of, or not recognising the approved name, or raising the issue of inconsistency with Council's own guidelines. It is also recognised that other community members may wish to propose an alternative name for this property, however no other names have been sought or proposed to Council.

## Financial

The estimated cost for the design, construction and installation of an appropriate park naming sign and plaque will be approximately \$1,500. This cost can be accommodated in Council's FY 2019-2020 OPEX budget.

## People

The Civic and Open Space Asset Management Unit will arrange for the installation of a park naming sign, if Council resolves to name the property as the 'John Edward Downie Sportsfield'. The property's ongoing maintenance and management for the purposes of community use will continue to be met through existing Council resources. The property name change will be recorded appropriately in Council's asset register and place name databases.

## Environmental

There are no environmental implications in the naming of this property and it will continue to be maintained for its community and environmental values.

## Social

The naming of the property 'John Edward Downie Sportsfield' will give Council and the community the opportunity to acknowledge and honour John Edward Downie for his contributions to the growth of football (soccer) in the Redlands community.

## Alignment with Council's Policy and Plans

This naming request is not in accordance with the criteria of GL-3004-003 Park Naming Guideline. As noted in the guideline, "City-wide sports parks will only be named or re-named to identify the predominant sporting use."

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Division 6 Councillor	Ongoing since July 2019	Division 6 Councillor requested the naming of this property after receiving a phone call and a follow up email advising Mr Downie's association with Soccer in the Redlands from resident Mr Craig Wilson, a former student of Mr Downie
Strategic Planning City Planning & Assessment Group	November 2019	No objection to the suggested naming of this property after John Edward Downie
City Operations Parks & Conservation	November 2019	No objection to the suggested naming of this property after John Edward Downie
City Operations City Sports & Venues	November 2019	No objection to the suggested naming of this property after John Edward Downie
Library Services – historical information	November 2019	No objection to the suggested naming of this property after John Edward Downie

No external consultation has been undertaken with regard to the property naming application. However the initial request and background information came from a community member.

**OPTIONS****Option One**

That Council resolves as follows:

1. To name the property located at 1-5 Donald Road (Lot 901 on SP167336), Redland Bay as 'John Edward Downie Sportsfield'.
2. Acknowledge John Edward Downie's historical association with 1-5 Donald Road, Redland Bay by naming the property.
3. Advise the applicant of Council's decision.
4. Install signage to reflect the approved name.

**Option Two**

That Council resolves to not support the request to name the property located at 1-5 Donald Road (Lot 901 on SP167336), Redland Bay as 'John Edward Downie Sportsfield' and advise the applicant of Council's decision.

**Option Three**

That Council resolves to seek an alternate name for the property located at 1-5 Donald Road, Redland Bay (Lot 901 on SP167336) and advise the applicant of Council's decision.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To name the property located at 1-5 Donald Road (Lot 901 on SP167336), Redland Bay as 'John Edward Downie Sportsfield'.
2. Acknowledge John Edward Downie's historical association with 1-5 Donald Road, Redland Bay by naming the property.
3. Advise the applicant of Council's decision.
4. Install signage to reflect the approved name.



## 15.2 PROPOSED PARK NAMING - FALKIRK PARADE PARK

### Objective Reference:

**Authorising Officer:** Peter Best, General Manager Infrastructure & Operations

**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure

**Report Author:** Frances Hudson, Service Manager Civic & Open Space  
Megan McLean, Support Officer

**Attachments:** Nil

### PURPOSE

To consider the naming of property located at 12-30 Falkirk Parade, Redland Bay (Lot 901 on SP289236), as “Camel Paddock Park” as requested by the Divisional Councillor.

### BACKGROUND

Falkirk Parade Park (the property) at 12-30 Falkirk Parade, Redland Bay was delivered as part of a residential subdivision by a developer. Council’s Priority Infrastructure Plan identified the need for a neighbourhood park in this area, with operational works by the developer delivering such a park containing play equipment, seating, a table, shade, planted areas, viewing pavilion, pedestrian and cycle paths and car parking.

During the development application process the developer believed there was merit in adopting a unique park name due to the prominence and size of the park, along with a high level of community interest during construction.

Additionally the developer expressed that adopting a name that had local meaning provided an opportunity for Council and the development industry to highlight how development can give back to the community in terms of both infrastructure and local history.

In the final stages of construction, the developer also suggested to Councillor Division 6, that the park could be named through public submissions or a competition process, resulting in potential names that Council could use to determine a potential park name.

In January 2018 the property was dedicated to Council, and the name of the park defaulted to Falkirk Parade Park in accordance with the GL-3004-003 Park Naming Guideline. This Guideline notes as a general rule parks will be named after the most relevant street frontage when created. There was little public response to a call by Councillor Division 6 in mid-2018 to the community to put forward, for Council consideration, suitable park names.

In late September 2019, Councillor Division 6 requested that the property located at 12-30 Falkirk Parade, Redland Bay be named “Camel Paddock Park”, on the basis of this land having local connections and landscape elements reflecting its former use as a paddock where camels were kept.

### ISSUES

The land was known locally as the ‘Camel Paddocks’ for many years. Now as a formed and activated neighbourhood park it features camel foot imprints integrated as stepping stones in the new playground area, reflecting the past use of the land.

Apart from the physical representation by the stepping stones, there is little written evidence establishing the connection and use as a camel paddock to the property. However, Council and the community have referred to this local history connection in several newsletters.

Naming Falkirk Parade Park to 'Camel Paddock Park' is inconsistent with the GL-3004-003 Park Naming Guideline, which requires that parks and reserves be named after the most relevant street frontage when created, and that the naming of neighbourhood parks only be considered in exceptional circumstance, to recognise eminent and outstanding individuals associated with the Redland community.

There are very few neighbourhood parks in Council's parks database named (by exception) after a physical feature or historical use. A park that has been named in this manner by exception is Fig Tree Park, Ormiston.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

There are no known legislative requirements for consideration with the naming of this property.

### **Risk Management**

There are no known physical risks in naming the property at 12-30 Falkirk Parade, Redland Bay, as "Camel Paddock Park", however the naming of community infrastructure can raise the risk of another party not agreeing with the association of the proposed/approved name.

Potentially community members may wish to propose an alternate name for this property – given opportunity, however, this has not been the circumstance since the park's dedication to Council.

### **Financial**

The estimated cost for the design, construction and installation of an appropriate park naming sign is approximately \$1,500. This cost can be accommodated in the Infrastructure and Operations FY 2019/20 OPEX budget.

### **People**

The Civic and Open Space Asset Management Unit will arrange for the installation of a park naming sign, if Council resolves to name the property "Camel Paddock Park". The property's ongoing maintenance and management for the purposes of community use and conservation will continue to be met through existing Council's resources. The property name change will be recorded in Council's asset register and place name databases.

### **Environmental**

There are no environmental implications in the naming of this property and it will continue to be maintained for its open space, drainage and environmental values.

### **Social**

The naming of the property "Camel Paddock Park" will acknowledge the past use of the land, and links to the play area design features.

### **Alignment with Council's Policy and Plans**

This naming request is in accordance with POL-3004 Naming of Infrastructure Assets which provides through approved guidelines and procedures that proposed names for Council

infrastructure assets are appropriate and relevant, and the proposals from the community are considered in the context of historical, geographical or cultural association.

However changing Falkirk Parade Park to 'Camel Paddock Park' is inconsistent with the GL-3004-003 Park Naming Guideline which requires that parks and reserves be named after the most relevant street frontage when created, and that the naming of neighbourhood parks be only considered in exceptional circumstance to recognise eminent and outstanding individuals associated with the Redland community.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Division 6	September 2019	Councillor Division 6 requested the naming of this property after the former land use as a camel paddock and landscape elements include camel footprint stepping stones
Strategic Planning City Planning & Assessment Group	November 2019	No objection to the suggested naming of this property Camel Paddock Park
City Operations Parks & Conservation	November 2019	No objection to the suggested naming of this property Camel Paddock Park
City Operations City Sports & Venues	November 2019	No objection to the suggested naming of this property Camel Paddock Park as long as the community has been consulted
Library Services – historical information	November 2019	No objection to the suggested naming of this property Camel Paddock Park

## OPTIONS

### Option One

That Council resolves to name the property located at 12-30 Falkirk Parade, Redland Bay (Lot 901 on SP289236) as "Camel Paddock Park" in recognition of its locally known former use and install signage to reflect the approved name.

### Option Two

That Council resolves to not support the request to name the property located at 12-30 Falkirk Parade, Redland Bay (Lot 901 on SP289236) as "Camel Paddock Park".

### Option Three

That Council resolves to seek an alternate name for the property located at 12-30 Falkirk Parade, Redland Bay (Lot 901 on SP289236).

## OFFICER'S RECOMMENDATION

**That Council resolves to name the property located at 12-30 Falkirk Parade, Redland Bay (Lot 901 on SP289236) as "Camel Paddock Park" in recognition of its locally known former use and install signage to reflect the approved name.**

### 15.3 DRAFT MASTER PLAN - REDLANDS COAST REGIONAL SPORT AND RECREATION PRECINCT

**Objective Reference:****Authorising Officer:** Peter Best, General Manager Infrastructure & Operations**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure**Report Author:** Vladimir Steljic, Project Manager - City Infrastructure Group**Attachments:** 1. Draft Master Plan - Redlands Coast Regional Sport and Recreation Precinct [↓](#)**PURPOSE**

To seek approval to undertake community consultation on the draft Master Plan for Redlands Coast Regional Sport and Recreation Precinct.

**BACKGROUND**

The Council is delivering the Redlands Coast Regional Sports and Recreation Precinct on land acquired on Heinemann Road, Mt Cotton. The Precinct will assist with servicing the sport and recreation needs of the City and to enhance environmental values.

A consultant is conducting the Master Planning process with the aim to provide a clear vision and planning framework to guide precinct development, management and community access arrangements.

The Queensland Government committed grant funding of up to \$100,000 for an approved Master Plan and Implementation Plan.

**ISSUES**Obligations with Queensland Government

Council entered into an agreement with the Queensland Government (the State) Department of Housing and Public Works (Sport and Recreation Services) (the Department), for the Redlands Coast Regional Sport and Recreation Precinct Master Plan. The Department has committed up to \$100,000 under the Get Planning Spaces program to assist with the Master Planning process, with agreement expiry on 31 May 2020.

A request seeking to extend the agreement to August 2020 has been sent to the Department. The outcome of the request is not yet known.

In order to meet the Council obligations under the Grant Deed, extension request, local and State 2020 elections matters (e.g. caretaker periods), there is a requirement to commence the community consultation on the draft Master Plan.

Community consultation

Following the community information session on the 15 September 2019, there is a community expectation for the draft Master Plan to be released for community feedback.

It is proposed to conduct a four-week community consultation prior to 2020 election caretaker period taking effect. Consultation events will be conducted primarily in the 2nd and 3rd weeks of the consultation period.

Pop-up feedback information sessions will be held across all Redland City Council Divisions, conducted during business hours, after school hours, after working hours and on the weekend.

The development and design of promotional material for the community consultation is progressing.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with the Council's guidelines, it is recommended that any community consultation should be conducted outside (and prior to) the 2020 election caretaker period.

### **Risk Management**

Conducting the community consultation on the draft Master Plan prior to the caretaker period commencing, reduces the risk of not meeting the Council's grant deed obligations with the Queensland Government. It will also meet the community expectations of having the opportunity to provide feedback.

### **Financial**

No additional funding is required as the draft Master Plan consultation costs can be met by the current project budget.

### **People**

Existing Council officers with support from the consultants can accommodate the undertaking of draft Master Plan consultation activities.

### **Environmental**

Environmental values have been taken into considerations as part of the master planning activities.

### **Social**

Progressing the Redlands Coast Regional Sport and Recreation Precinct project will contribute to improvements in social connectedness, visitor and sport and recreation opportunities.

### **Alignment with Council's Policy and Plans**

The sporting parkland shortfall identified within Open Space Strategy had been assessed at approximately 75 hectares. The Redlands Coast Regional Sport and Recreation Precinct will reduce this deficit by providing about 24 hectares of sport and recreation land.

The project would also address corporate plan outcomes related to:

- Green living
- A supportive and vibrant economy
- Strong and connected communities

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Project Steering Committee	22 Jul 2019	Project status update.
Councillors	27 Aug 2019	Initial Master Plan findings.
Project Steering Committee	06 Sep 2019	Steering Committee update in preparation for Councillor workshop.
Councillors	10 Sep 2019	Functional layout.
Community	15 Sep 2019	Community information session.
Project Steering Committee	14 Oct 2019	Steering Committee update in preparation for Councillor workshop.
Councillors	22 Oct 2019	City-wide approach.
Project Steering Committee	09 Dec 2019	Steering Committee update in preparation for Councillor workshop.
Councillors	17 Dec 2019	Draft Master Plan and consultation activities.

**OPTIONS****Option One**

That Council resolves as follows:

1. To undertake community consultation on the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road, prior to commencement of the 2020 Local Government election caretaker period in February 2020.
2. Send the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct to the Minister for Sport for feedback and direction.

**Option Two**

That Council resolves:

1. To undertake community consultation on the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road after the 2020 local government elections.
2. Send the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct to the Minister for Sport for feedback and direction.

**Option Three**

That Council resolves to not proceed with the Master Planning process for Redlands Coast Regional Sport and Recreation Precinct.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. **To undertake community consultation on the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road, prior to commencement of the 2020 Local Government election caretaker period in February 2020.**
2. **Send the draft Master Plan for the Redlands Coast Regional Sport and Recreation Precinct to the Minister for Sport for feedback and direction.**



# Redlands Coast Regional Sport and Recreation Precinct Master Plan

December 2019

Prepared for:



*DRAFT*



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Version	Date	Document	Author	Reviewer	Recipient
1	29.11.19	Draft Precinct Master Plan	DC	HC	VS
2	03.12.19	Draft Precinct Master Plan	DC	HC	VS

Disclaimers:

*This Master Plan was prepared by an independent consultant in conjunction with Redland City Council. The Master Plan is reflective of a higher level vision for the Redlands Coast Regional Sport and Recreation Precinct and is subject to further consultation and consideration by Council.*

*The contents of this report are not yet endorsed by Council and may not reflect current Council policy. All feedback will be considered and the final plan put forward to Council for consideration.*

*All illustrative plans, perspectives and imagery contained within this report are indicative impressions to illustrate conceptual ideas only and are subject to further resolution, consultation, detailed design and approvals.*

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**We acknowledge the Traditional Custodians of the land, the Quandamooka People of the lands, waters and seas. We pay our respects to their Elders past and present, and acknowledge all Aboriginal and Torres Strait Islander people who are part of the Redlands community today.**



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# Executive summary

In 2017, Council purchased a large site on Heinemann Road at the southern end of the local government area (LGA) for future development of a regional-level sport and recreation precinct. Council had identified a shortfall of land for formal sporting opportunities across the Council. This large land parcel provides an opportunity to begin to address the demand created by this under-supply. To reflect the expected quality embellishments and the potential for development of formal sport, passive and active recreation, the site has been identified as the Redlands Coast Regional Sport and Recreation Precinct.

There are currently competing demands for the existing sporting spaces across the City. Projected population growth may place additional capacity stress on this existing network. Further, issues have arisen such as difficulty hosting community events at the Showgrounds (given formal sporting uses there) and clashes and capacity issues at venues such as the Pinklands Recreation Reserve. These emerging constraints highlight the need for preparation of the Master Plan and ultimate development of the Precinct.

#### **Existing situation**

The 101.2ha site is located at 277-293 Heinemann Road approximately 9.5km south of the Cleveland central business district. The site is a rectangular block highlighted by a heavily vegetated conservation area in the southern half and a more cleared section in the northern portion.

The northern section of the site is currently used for cattle grazing while the southern area includes a number of Council-managed multi-use trails.

#### **Demand for development**

Demand for development at the Precinct has been established through consultation with Councillors, Council officers, potential user groups and peak bodies, local community groups and the wider community and from consideration of both existing and planned nearby opportunities.

Key directions influencing the preferred layout include:

- pressures at existing facilities within the City (particularly the Cleveland Showgrounds, Pinklands Recreation Reserve and Redlands PCYC and BMX Facility)
- growth in a number of field sports, cycling and bmx
- opportunity for a wide range of recreation options
- opportunity to embrace the significant ecological elements within the site and retain conservation areas.

#### **Design directions**

The medium- to long-term vision for the Precinct will:

- provide a high quality multi-sports facility that offers a range of opportunities for local members and visiting teams
- be supported by necessary ancillary facilities
- be used daily for training and competition but also be designed and developed such that it has the capacity to host larger sporting events and carnivals.
- provide quality recreation and physical activity pursuits to be enjoyed by facility users and residents
- rehabilitate key environmental features and retain the conservation area as fundamental aspects of the development.

Proposed ultimate embellishment for the Precinct includes:

- approximately 15ha of lit rectangular field sports and associated infrastructure
- bike activity sub-precinct including criterium track, BMX track, pump track, shared clubhouse and parking
- regional-level play and activity node supported by a kickabout area
- network of sealed paths, boardwalks and compacted unsealed tracks
- barbecue and picnic nodes across the recreation areas in the north-west section of the Precinct
- mix of tracks and trails throughout the conservation area at the southern end of the Precinct
- formal and overflow car parking options Precinct-wide.







# Introduction

## 1.1 Project overview

ROSS Planning has been commissioned by Redland City Council to develop a master plan for the Redlands Coast Regional Sport and Recreation Precinct located in the southern part of the LGA. The site is undeveloped greenfield land purchased by Council in 2017 for the purpose of delivering sport, recreation and conservation outcomes for the community.

This Master Plan represents an opportunity to build upon the existing conservation uses and to provide a clear strategic (and sustainable) vision for the Precinct.

## 1.2 What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Precinct over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.



### 1.3 Project objectives

The Master Plan will provide a planning and design framework for the future development and enhancement of the Precinct. The Master Plan will guide the creation of sport and recreation facilities to cater for the needs of the community and user groups over the next 20 years. The Master Plan has the following objectives:

- to provide a framework for built infrastructure that appropriately supports sporting activity and recreation
- to encourage informal recreation activities to be enjoyed by the general community
- to consider the wider impacts that can be achieved at other community facilities throughout the City as a result of planned development at the Precinct
- to create safe access and integrated movement through and to the Precinct
- to promote the natural environment, sustainable development, and practicable maintenance regimes
- to foster partnerships for capital development and ongoing management of the Precinct.

It is important to note that prior to the development of the draft, Council determined a preference to only identify 'rectangular field space', rather than individual sports (or clubs) for the area identified for sporting field development. This has resulted in the north-east corner of the site being planned to a slightly lower level than the rest of the site. Additionally, it has somewhat limited the level of detail reported in the Demand Analysis section of the report. However, this should not be interpreted that extensive engagement and demand analysis has not been undertaken to-date.

### 1.4 Process

The project program spans across seven stages and is scheduled to be delivered as follows:

Stage	Task/s
1	Project initialisation <input type="checkbox"/> Inception meeting <input type="checkbox"/> Initial site tours
2	Background research and analysis <input type="checkbox"/> Document and policy review <input type="checkbox"/> Trends analysis
3	Site analysis <input type="checkbox"/> Site assessment <input type="checkbox"/> Open space context <input type="checkbox"/> Technical investigations
4	Consultation <input type="checkbox"/> Council engagement <input type="checkbox"/> Sport and recreation user group and peak body engagement <input type="checkbox"/> External stakeholder engagement <input type="checkbox"/> Wider community engagement
5	Needs assessment <input type="checkbox"/> Current and future gap analysis <input type="checkbox"/> Situational analysis <input type="checkbox"/> Options development
6	Draft plan preparation and presentation <input type="checkbox"/> Preparation of the draft <input type="checkbox"/> Presentation of the draft <input type="checkbox"/> Public review of the draft
7	Review and finalisation <input type="checkbox"/> Draft review <input type="checkbox"/> Finalisation and adoption

The project is currently at this Stage



View of the proposed location of sporting fields at Heinemann Road site (Redlands Coast Regional Sport and Recreation Precinct)





Aerial imagery of the Heinemann Road site







# Strategic context

## 2.1 Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Precinct, a literature review has been undertaken. A range of documents have been reviewed and considered in preparation of the draft Master Plan.

Over recent years, Council has undertaken a number of key studies relating to the provision of open space and sporting opportunities across the City. In particular, the outcomes of two key studies led directly to the purchase of the Heinemann Road site:

- Redland Open Space Strategy 2026 (2012)
- Redland Sport Land Demand Study (2016).

### 2.1.1 Redland Open Space Strategy 2026

This Strategy examines open space using an approach that considers what activities people like to do in the City's parks and open spaces. Activity requirements have been matched to the open spaces and parks in people's neighbourhoods and across suburb catchment areas.

While the Strategy recommended a move away from the traditional desired standards of service (hectares per population approach) to open space planning for more local facilities, this approach was retained for medium density residential areas and for sporting land.

Using the desired standards of service for sport, the Strategy identified that, assuming no land for sport is acquired, the projected 2026 population will require an additional:

- 137ha of land for sport on the mainland
- 2ha of land for sport on the islands.

Further, the Strategy recommends:

- development of a sport land acquisition program for the City to supply sporting facilities both outdoor and indoor
- continued investigation, planning and assessments for the development of new sport facilities in the south of the City to meet current and future unmet demand for sport
- ensure future environmental land acquisitions consider multiple benefits and values of space (importantly outdoor recreation).

Clearly, these recommendations have played a significant role in the acquisition of the Heinemann Road site. The site is located at the southern end of the LGA. It has been purchased for sport and recreation opportunities but also as an environmental land acquisition with important conservation values (that will be retained alongside limited-impact outdoor recreation options).

### 2.1.2 Redland Sport Land Demand Study

This project was undertaken in 2016 to assess the current and future demand for sport land across the City. The study considered:

- the capacity of existing facilities
- membership trends for local clubs
- wider participation trends for the major sporting codes.

With 230ha of land dedicated for sporting use and a desired standard of service for sporting parkland of 1.65ha of land for every 1,000 residents, the Study highlighted a 2015 deficit of approximately 17.5ha. A key recommendation was the acquisition of suitable land to meet current demand and expected growth.

The Study used desired standards of service (facilities per member) to identify predicted 2031 land requirements for each of the major sporting codes. The following codes were noted as facing shortfall by 2031 without additional access to facilities:

- athletics - 2 track shortfall
- AFL - 3 oval shortfall
- cricket - 6 oval shortfall
- football - 4 field shortfall
- gymnastics - 1 purpose-built facility shortfall
- netball - new association complex shortfall
- rugby league - 5 field shortfall
- swimming - new aquatic centre shortfall
- tennis - Mt Cotton district shortfall.

While the Sport Land Demand Study was a key driver in the purchase of the Heinemann Road site, changes in local priorities and State Sporting Organisation directions have occurred in a number of instances since 2016. As a result, the findings of the Study have been re-analysed in the engagement undertaken as part of the Precinct Master Plan process.

### 2.1.3 Additional corporate documents

#### **Corporate Plan 2018-2023**

The Corporate Plan is the key document leading Council delivery. It is underpinned by Council's vision: "Forward thinking, engaged and focused on enriching lifestyles". Key strategies are presented under eight outcome areas. Those with the most direct relevance to the Master Plan include:

- 1. Healthy natural environment
  - 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
  - 1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures
- 7. Strong and connected communities
  - 7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality 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.

A number of these strategies provide a clear direction for the future planning and development of the Precinct.

#### **Redlands 2030 Community Plan**

The document is a guide to achieve the community's vision for the future "In 2030, the Redlands will be a well-designed, vibrant city of mainland and island communities, each with distinctive character, heritage and lifestyles. Our shared values will shape the way we care for each other and how we protect the land, seas and waters where we choose to be". A range of goals influence the Master Plan process:

#### HEALTHY NATURAL ENVIRONMENT

- Goal 3 - Extensive wildlife linkages and corridors
  - Strong physical linkages of ecosystems across the landscape form a natural web which sustains and regenerates the biodiversity of flora and fauna within the Redlands and into surrounding regions
- Goal 4 - Thriving koala population
  - Koala habitats are protected and new habitat areas established to support the dietary requirements and roaming nature of bushland and urban koalas
- Goal 6 - Land managed for conservation
  - Land in identified areas is amalgamated to create larger, more viable habitat and conservation reserves which support and protect native flora and fauna
- Goal 8 - Getting around in nature
  - Walking trails and cycling networks in natural areas are sensitively designed to bring people close to nature and keep nature safe with people.



## WISE PLANNING AND DESIGN

- Goal 13 - Green, shaded, city
  - Green leafy parklands, selective planting in nature strips, and natural landscaping between buildings and houses all contribute to shading our streets, supporting flora and fauna habitats and beautifying the City
- Goal 14 - Much-loved parklands
  - Well-designed, well-located foreshore and bushland parks, active and passive parks, village greens and local parks spread equitably across the Redlands are attractive places for all

## STRONG AND CONNECTED COMMUNITIES

- Goal 11 - Responsive social infrastructure
  - Easily accessible facilities, services and networks cater for the needs of a diverse community to participate fully in arts, heritage and culture, sport and recreation, community development and lifelong learning
- Goal 13 - An active community
  - The community enjoys the many pathways, tracks, trails, skateparks and outdoor, indoor and water-based recreational activities and sports on offer, and community sports centres provide convenient access for community participation and social support

Like the Corporate Plan, the Community Plan provides an over-arching guide for the development of the Heinemann Road site.

**LITERATURE REVIEW - SUMMARY**

When considered together, the literature review highlights a number of key considerations:

- Council and the community acknowledges the importance of sport and recreation facilities and opportunities for the community
- Retaining environmental corridors, conservation areas and habitat are key considerations for the community
- There are a number of local clubs (and sports codes more broadly) likely to be seeking expansion and/or relocation of facilities
- The Heinemann Road site was first acknowledged as a potential site for sports development more than 12 years ago. A number of sports have developed an 'attachment' to the site in terms of expectations for future facilities.

**2.1.4 Additional specific documents**

Council has developed a number of specific strategies to guide decision-making. While a number of these documents are now aged and priorities are likely to have changed, those that have been considered in the Master Plan project are mentioned briefly below.

***Pinklands Equestrian Centre Facilities and Management Plan (2006) and Redland Regional Equestrian Centre Site Identification Project (2007)***

- Together, these documents recommend the development of a Regional Equestrian Centre (with the two preferred sites being the Heinemann Road site (subject of this master plan) and a former University of Queensland site at Mount Cotton
  - equestrian sports were considered in the demand analysis phase of the Master Plan. Given pressures for alternate field sports and BMX/cycling activities, and limited area for sports development within the site, equestrian activities have not been accommodated in the Master Plan

***Redlands Netball Strategy 2011-2021***

- The Strategy recommends relocation of the Association to a new site in the southern corridor
  - this is no longer a preferred direction for either the Association nor Netball Queensland

***Redlands Cricket Strategy 2011***

- The Strategy recommended upgrades such as oval lighting and the development of turf wickets at existing facilities, rather than the development of additional ovals
  - Queensland Cricket's Infrastructure Strategy 2018-2028 reflects the 2011 findings. This recent Strategy highlights that the Brisbane East and Redlands area has an appropriate ratio of fields to players and preference is for lighting and universal amenities facilities projects.

***Redland City Events Strategy and Action Plan 2017-2022***

- The purpose of the Strategy is to provide a strategic direction and focus for events in Redlands. The Strategy notes that growing existing events and attracting new, larger events to Redland City is currently hampered by limited event facilities as well as conflicting use and availability of facilities for community and event organisers. For example, accessing Norm Price Park (Redland Showgrounds) at Cleveland is difficult as it is used by several sports associations.
  - Opportunities to free up land area at the Showgrounds that is currently used for formal sport have been considered in the development of the Master Plan





# Analysis and planning

## 3.1 Site context

### 3.1.1 Location

The 101.2ha site (and proposed Regional Sport and Recreation Precinct) is located approximately 9.5km south of the Cleveland central business district. The only road frontage is Heinemann Road that runs along the full length of the eastern boundary of the block.

Much of the immediate surrounding area is rural lands (predominantly poultry farms and hobby farming). However, there is a small area of low density residential housing less than 1km south of the site. Additionally, the communities of Victoria Point and Redland Bay are approximately 3km to the north-east and east respectively. Finally, a residential community of approximately 3,000 residents is planned through the Victoria Point Structure Plan less than 1.5km north-east of the site. It is important to note that this new development has been planned with a new typology of 'active circuit' and an expectation of a strong link to the Precinct. No significant sport and recreation facilities have been planned with this demand expected to be met at the Precinct.

### 3.1.2 Climate

The climate of Redland City is sub-tropical and maritime. It is characterised by hot, dominantly humid, rainy summer seasons and by short, mild and relatively dry winters. There may be a minor rainfall peak across June-July. On average, two-thirds of the yearly rainfall occurs in the six months from November to April.

The site is subject to moderate to fresh winds (prevailing northerlies and southerlies). These winds further highlight the importance of sporting facility development in north-south aspects where possible (to avoid regular cross-winds).

### 3.1.3 Landform

The topography of the northern end of the site is characterised by gentle hill slopes in the eastern and western portions of the site that slope downwards towards a flat low-lying central drainage corridor. This corridor has a north to south alignment and ranges up to approximately 150m in width. Throughout the investigation period for the project, the corridor varied from particularly wet with a number of areas of ponded water and lagoons through to very dry with a hard ground surface.

On the western side of the drainage corridor, the ground surface typically slopes gently downwards from the western site boundary at approximately 5° with localised steeper and flatter sections.

On the eastern side of the drainage corridor, the southern boundary of the cleared area forms a localised flat hillcrest that slopes gently downwards towards the north, east and west.

The sloping portions of the northern portion of the site have been historically cleared with only a sparse covering of mature gum trees and short grass. The hill crest in the south eastern portion of the site includes a small shed and cattle fencing.

The southern end of the site (the conservation area) has a raised central area that falls away to drainage lines to the east and west.

## 3.2 Planning considerations

### 3.2.1 Redland City Plan

The latest version of the City Plan came into effect in July 2019.

#### **Rural zone code**

The site is currently zoned rural. The purpose of the rural zone code is to:

- provide for a wide range of primary production activities while protecting natural resources and significant environmental and landscape values.

The purpose of the code will be achieved through the following overall outcomes:

- ... (d) educational, recreational and tourism uses are accommodated where they do not significantly impact on the environmental and landscape values of the locality
- ... (i) built form is generally a subservient element in the landscape, and does not significantly alter the rural or natural character or scenic quality of the locality
- (j) all forms of development minimise impacts on the natural environment and maintain a connected network of habitat areas and corridors.

City Plan Table 5.4.22-Rural zone identifies the levels of assessment for desired uses:

- a *park* is considered to be an accepted use and therefore does not require planning approval
- outdoor sport and recreation* will be subject to code assessment.

The proposed outcomes within the Master Plan will alter the current uses at the site. However, it is important to note that due concern has been given to retaining much of the open and natural character of the site, protecting landscape values and avoiding inappropriate environmental disturbance.

#### **Recreation and sport land expectations**

City Plan Table 4.4.3 identifies minimum public park land size and accessibility standards for the recreation park hierarchy and sports parks.

The proposed developments at Heinemann Road include formal sport development (*sport park*) and a range of high quality recreation elements and opportunities (*recreation park T1-destination*). For both sport parks and recreation parks T1-destination, the minimum land size is 5-20ha. While limited development is proposed in the southern end of the site (where conservation will remain the key outcome), the northern portion of the site (approximately 48ha) reflects suitable land size to accommodate both sport and recreation (and meet planning scheme expectations for minimum land size for development of this nature).

#### **Parking requirements**

City Plan Table 9.3.5.3.2 outlines the vehicle parking requirements for a wide range of uses. Requirements of most relevance to the development of the Master Plan include:

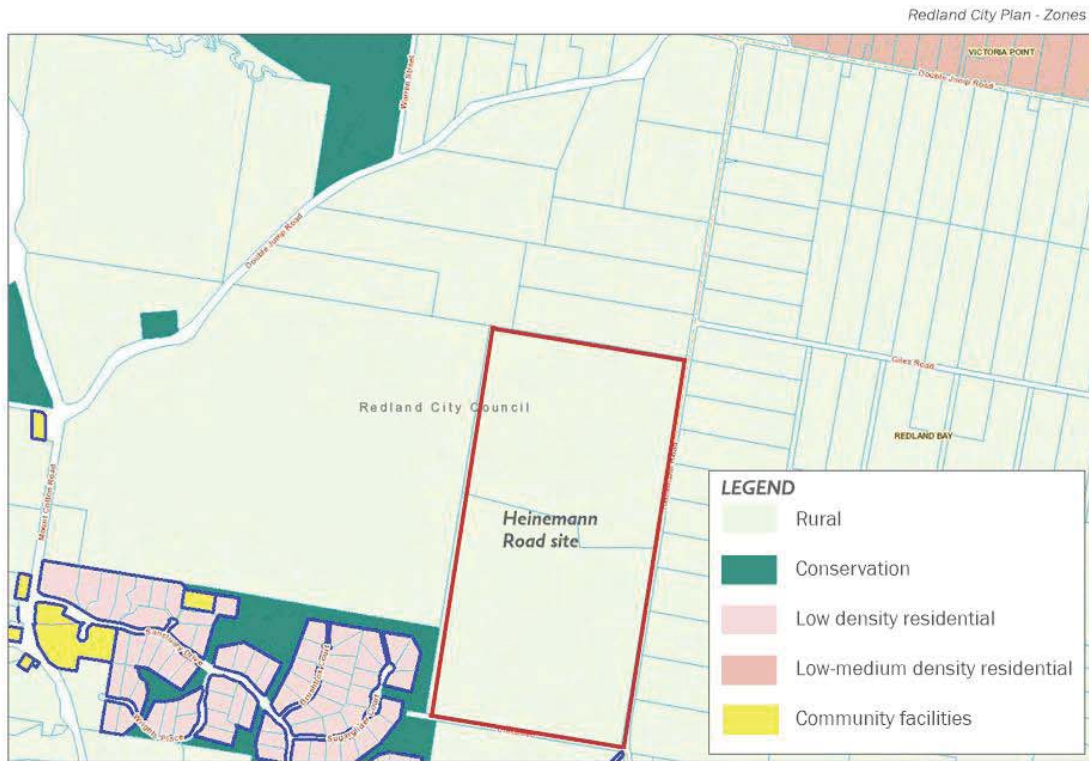
- Sports field - 50 parking spaces per field.

This requirement has been used to direct the number of car parks provided in the preferred layout plan.





Aerial imagery highlighting the rural nature of the Precinct's immediate surrounds



### 3.3 Ecological considerations

Council commissioned Cardno in mid-2019 to undertake an ecological assessment of the site (as an adjunct to the Master Plan project). The findings were then reviewed by the ROSS Planning team (led by BAAM Ecological Consultants) to provide further direction for the project.

#### 3.3.1 Vegetation and flora

##### Vegetation communities

Cardno (2019) reported that the vegetation within the site was found to be generally consistent with the Dept of Natural Resources, Mines and Energy (DNRME) Regulated Vegetation Map. The southern half of the site is mapped as supporting remnant vegetation made up of Endangered RE 12.11.23 and Of Concern RE 12.3.11. The northern half of the site is predominantly cleared, with patches of mapped regrowth vegetation (Category C):

- Endangered RE 12.11.23/12.11.27 adjacent to the remnant vegetation
- Of Concern RE 12.11.24/12.11.25 and 12.3.11 in association with the central creekline and adjacent areas
- Least Concern RE 12.9-10.4 at the northern boundary of the property
- A small patch of remnant Of Concern RE 12.3.11 is also mapped at the northern boundary.

The table below provides descriptions of the REs present from the Regional Ecosystem Description Database (REDD) (DES, 2018).

Table 01: Regional Ecosystem Descriptions

<b>RE 12.3.23 Endangered</b>
<i>Eucalyptus pilularis</i> open forest on coastal metamorphics and interbedded volcanics
<b>RE 12.11.27 Endangered</b>
<i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> and/or <i>E. seeana</i> and <i>Corymbia intermedia</i> woodland on metamorphics +/- interbedded volcanics
<b>RE 12.3.11 Of Concern</b>
<i>Eucalyptus tereticornis</i> +/- <i>Eucalyptus siderophloia</i> , <i>Corymbia intermedia</i> open forest on alluvial plains usually near coast
<b>RE 12.11.24 Least Concern</b>
<i>Eucalyptus carnea</i> , <i>E. tindaliae</i> , <i>Corymbia intermedia</i> +/- <i>E. siderophloia</i> or <i>E. crebra</i> woodland on metamorphics +/- interbedded volcanics
<b>RE 12.11.25 Of Concern</b>
<i>Corymbia henryi</i> and/or <i>Eucalyptus fibrosa</i> subsp. <i>fibrosa</i> +/- <i>E. crebra</i> , <i>E. carnea</i> , <i>E. tindaliae</i> woodland on metamorphics +/- interbedded volcanics
<b>RE 12.90-10.4 Least Concern</b>
<i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> woodland on sedimentary rocks

Much of the northern end of the site includes areas of non-remnant vegetation (pastoral land) that has been subject to historic clearing with the exception of scattered large eucalyptus trees. These large trees include *Eucalyptus tereticornis* and *Eucalyptus pilularis* specimens that often support hollows. In the central and north-west portions of the site, a number of these eucalypts are some of the largest examples within the Redland area. The ground layer is dominated by exotic *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and *Imperata cylindrica* (Blady Grass), with an abundance of exotic herbs and forbs, including *Senecio madagascariensis* (Fire weed).

Melaleuca-dominated swamp areas are located within the site associated with watercourses and associated alluvial plains. *Melaleuca quinquenervia* and *Eucalyptus tereticornis* dominate the canopy in these areas. The shrub layer, where present, was observed to support a number of *Solanum* species including *Solanum stelligerum* (native) and *Solanum torvum* (exotic weed). The ground layer generally included *Juncus* species and *Axonopus compressus* (Carpet Grass).

No vegetation communities were reported that are Threatened Ecological Communities under the Environment Protection or Biodiversity Conservation (EPBC) Act.



a. Mature eucalypts at the northern end of the site  
b. Melaleucas located along the watercourse near the centre of the site



**Threatened flora species**

Three threatened flora species have been identified as possibly being present at the site:

- Macadamia integrifolia* (Macadamia Nut) Nature Conservation (NC) Act & EPBC Act Vulnerable
- Marsdenia longiloba* (Slender Marsdenia) NC Act & EPBC Act Vulnerable
- Corchorus cunninghamii* (Native Jute) NC Act and EPBC Act Endangered.

Field surveys identified 174 flora species (including 64 non-native species). No NC Act listed Endangered, Vulnerable or Near Threatened species and no flora species listed under the EPBC Act were recorded.

A list of locally significant species is provided in the Redland City Plan Planning Scheme Policy 1: Environmental Significance. No flora species recorded from the site are listed as locally significant.

**Weeds**

Cardno (2019) recorded 64 exotic flora species, of which 11 are listed as Category 3 – Restrictive invasive pest plants under the Biosecurity Act 2014. Five of these are also listed as Weeds of National Significance (WONS, indicated by a \*):

- Asparagus aethiopicus* (Asparagus fern)\*
- Cinnamomum camphora* (Camphor Laurel)
- Lantana montevidensis* (Creeping Lantana)
- Senecio madagascariensis*<sup>1</sup> (Fireweed)\*
- Sporobolus pyramidalis* (Giant Rat’s Tail Grass)
- Lantana camara* (Lantana)\*
- Anredera cordifolia* (Madeira Vine)\*
- Bryophyllum delagoense* (Mother-of-Millions)
- Sphagneticola trilobata* (Singapore Daisy)
- Eichhornia crassipes* (Water Hyacinth)\*
- Tecoma stans* (Yellow Bells).

The Redlands Coast Biosecurity Plan 2018-2023 categorises introduced plant species in relation to management objectives and includes priorities for management. Those that are listed under the Biosecurity Act 2014 are high priority management species. There are three species recorded from the site (Cardno, 2019) that are listed under Management Objective 2 – Containment, where core populations should be managed by implementing containment strategies. These are *Solanum torvum* (High - (Devil’s Fig)), *Urena lobata* (Medium - (Urena Burr Shrub)) and *Yucca aloifolia* (Low - (Yucca)).

Forty species were recorded that are listed under Management Objective 3 – Asset Protection, for protection of high value natural environment, community and built assets from the impacts of these invasive species.



a. *Lantana montevidensis* (Creeping lantana)  
 b. *Anredera cordifolia* (Madeira vine)  
 c. *Solanum torvum* (Devil’s fig)  
 d. *Urena lobata* (Urena burr)

<sup>1</sup> Council has undertaken treatment for this weed

### 3.3.2 Fauna

#### Fauna habitats

Cardno (2019) reported that the site supports a large number of notable habitat features, including hollow-bearing trees, stag trees and logs, permanent watercourses, ephemeral ponds and water bodies. Specifically, the following habitats are discussed:

- drainage lines, water bodies and fringing vegetation providing habitat for fish and other aquatic species, frogs (such as Dusky Toadlet and Copper-backed Brood Frog) and foraging habitat for transitory wetland and migratory birds
- hollow-bearing trees providing nesting habitat for hollow-dependent birds (such as Sulphur-crested Cockatoo) and denning habitat for arboreal mammals (such as Brush-tailed Possum and Sugar Glider)
- hollow logs providing shelter for a number of fauna groups including amphibians and reptiles, as well as Short-beaked Echidna
- koala food trees throughout the site, with the highest densities recorded within remnant vegetation.

#### Fauna species

The Cardno (2019) field study recorded a total of 58 fauna species from the site. This included 44 birds, 10 mammals, one reptile species and three amphibians.

#### Conservation significant fauna species

Desktop assessment has identified three threatened and three migratory species that could be present at the site:

- Greater Glider *Petauroides volans volans* NC Act & EPBC Act Vulnerable (possibly present)
- Koala *Phascolarctos cinereus* NC Act & EPBC Act Vulnerable (likely present)
- Grey-headed Flying-fox *Pteropus poliocephalus* NC Act Least Concern, EPBC Act Vulnerable (likely present, foraging)
- White-throated Needletail *Hirundapus caudacutus* EPBC Act Migratory (possibly present)
- Black-faced Monarch *Monarcha melanopsis* EPBC Act Migratory (possibly present)
- Rufous Fantail *Rhipidura rufifrons* EPBC Act Migratory (possibly present).

Of the potential conservation significant species predicted to likely or possibly be present, one was detected. Evidence of Koala was recorded in the form of scats and tree scratches.

It is important to note that the Cardno survey took place during winter which is outside of the optimal timing for surveying a number of species. A winter survey would not have detected species of frogs, reptiles and some migratory birds that would be recorded during warmer months. As such, a warm season survey may also be considered.

A list of locally significant species is provided in the Redland City Plan Planning Scheme Policy 1: Environmental Significance. No fauna species recorded from the site by Cardno (2019) are listed as locally significant.

It should also be noted that fire ants have been observed onsite and necessary treatment has commenced.



Large goanna in a mature eucalypt in the north-west of the site



Red-necked wallabies near the centre of the site

**Habitat connectivity**

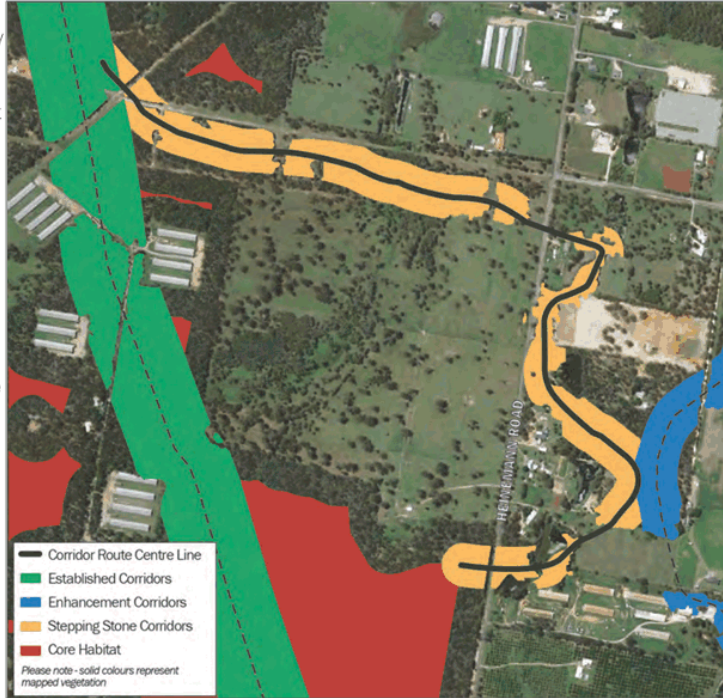
The site maintains ecological connectivity to vegetated areas along its southern and western boundary. Watercourses also provide fauna movement throughout the site and into the surrounding environment.

The site is largely mapped within a State-mapped 'Regional biodiversity corridor'. The Department of Environment and Science defines Regional Biodiversity Corridors as 'areas of ecological value to be maintained and where incremental habitat loss, fragmentation and degradation should be avoided'. They are located to:

- identify and protect terrestrial and aquatic ecological and evolutionary process at a landscape scale
- maximise connectivity between large tracts of remnant vegetation
- identify key areas for rehabilitation.

Consideration of Council's Wildlife Connections Plan (2018) also highlights:

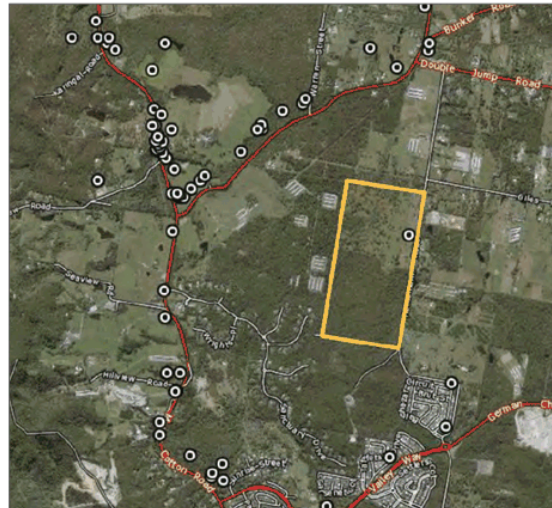
- the southern portion of the site is mapped as core habitat and forms part of the Sandy Creek Conservation Area to Days Road Conservation Area Established Corridor
  - Established Corridors are described by Council as local scale corridors of particularly high ecological value that hold strong, pre-existing values in providing movement opportunities for wildlife. They are the highest priority for protection and rehabilitation
- a Stepping Stone Corridor has been identified from the central eastern boundary of the site, running north through habitats east of Heinemann Road before continuing westwards along the northern boundary of the property
  - Stepping Stone Corridors are described by Council as local scale corridors with isolated patches of habitat that, while not physically connected, are functionally connected, allowing movement between larger patches.



Wildlife corridors through and around the northern end of the site

This figure shows the recorded koala hits on roads in proximity to the site. As development occurs in the area surrounding the Heinemann Road precinct, the following actions are recommended:

- install street lighting on Heinemann Road so that koalas on roadsides and crossing the road surface are more visible
- ensure that there are no shrubby traffic islands on road verges to obscure koala presence from drivers
- establish a 60 km/hr speed limit on Heinemann Road
- install koala signage to inform drivers that koalas may be present
- encourage the sporting clubs to educate members on measures they can take to avoid koalas on roads.



Koala vehicle hits 1996-2017, (DNRME)

### 3.3.3 Matters of environmental significance

#### **Matters of national environmental significance (MNES)**

The following Commonwealth interests are mapped within or proximate to the site:

- the site is within 10km of the Moreton Bay Wetland of International Significance
- two Threatened Ecological Communities (TEC) are listed as 'may occur' in the area:
  - *Casuarina glauca* (Coastal Swamp Oak) Forest of New South Wales
  - South East Queensland and Lowland Rainforest of Subtropical Australia
- 16 listed threatened species are identified as 'known' or 'likely'
- 8 listed migratory species are identified as 'known' or 'likely'.

No Threatened Ecological Communities were recorded at the site survey.

Evidence of one threatened species (Koala) was recorded from the site.

No migratory species were recorded from the site survey, although the winter timing of the survey was not suitable for detecting summer migrants.

#### **Matters of state environmental significance (MSES)**

The following state interests are mapped within the site:

- Category B (Remnant) vegetation and Category C (High-value regrowth) vegetation
- one 'moderate risk' waterway and two 'low risk' waterways for waterway barrier works under the Fisheries Act 1994
- Priority Koala Assessable Development Areas
- 'High Value Bushland', 'Medium Value Bushland', 'High Value Rehabilitation' and 'Medium Value Rehabilitation' land for Koala conservation
- the site is largely mapped within a regional biodiversity corridor within the SEQ Regional Plan 2017, and a small area in the south west corner of the site is mapped within a State-wide biodiversity corridor
- essential habitat for the Koala.

Cardno (2019) survey results found that the site supported Category X (Non-remnant) vegetation, Category B (Remnant) vegetation and Category C (High-value regrowth vegetation). Their field survey confirmed that the vegetation within the site was generally consistent with the DNRME Vegetation Management Report and Regulated Vegetation Map. Specifically, the regional ecosystem codes appeared to be accurately applied; Category B areas appeared to support vegetation that met the requisite height, cover and species compositions; and Category C areas had not been cleared in the past 15 years.

A number of indirect observations of Koala were made during the Cardno (2019) field assessment. This included Koala scats and scratches encountered during targeted surveys and opportunistically. The Koala is listed as Vulnerable under the NC Act and EPBC Act. Cardno (2019) advised that if impacts to Koala habitat (e.g. removal of Koala habitat trees) are anticipated as part of the proposed works then undertaking an EPBC Act Significant Impact Self-assessment for the Koala is recommended.

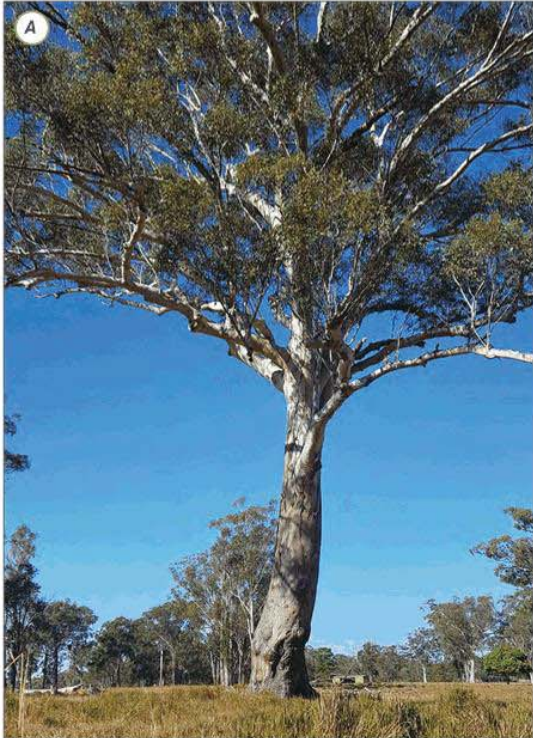
#### **Matters of local environmental significance (MLES)**

Review of the Redland City Plan Environmental Significance, Waterway Corridor and Wetland, Flood and Storm Tide Hazard, and Bushfire Hazard Overlay Mapping found that the site is mapped as containing the following ecological constraints:

- areas in the north and west of the site mapped within the Waterway Corridors and Wetlands Overlay
- areas in the north of the site mapped as MLES and areas in the south of the site mapped as MSES within the Environmental Significance Overlay
- areas in the north, western boundary and south-east of the site are mapped as Flood Prone Areas within the Flood and Storm Hazard Overlay.
- areas in the south of the site mapped as Very High Potential Bushfire Intensity and High Potential Bushfire Intensity, areas in the north and western boundary are mapped as Medium Potential Bushfire Intensity. The balance of the site is largely mapped as Potential Impact Buffer within the Bushfire Hazard Overlay.



- a. Significant eucalypt located centrally within the site
- b. Typical waterhole found toward the north-west corner of the site
- c. Views across the more cleared pastoral land in the north-east of the site



### 3.3.4 Ecological constraints and opportunities

#### Overview

The site supports a relatively large connected remnant bushland patch in its southern portion and a large partly forested area in the northern portion. The latter area is characterised by wooded patches, with scattered large trees over grazing land and wetland habitats associated with drainage lines.

The important ecological features of the site have been identified as:

- remnant bushland in the southern portion of the site providing undisturbed flora and fauna habitat. It supports a range of fauna species, including birds, arboreal and ground-dwelling mammals, reptiles and amphibians, including habitat for the NC Act and EPBC Act Vulnerable Koala. It is well-connected to both continuous and fragmented bushland to the south and west and forms a component of a larger core habitat area that spans the south-eastern portion of Redland City and adjacent Logan City
- the site forms a component of recognised regional and local biodiversity/wildlife corridors. A large component of the southern bushland and the western portion of the northern part of the site are within a Regional Biodiversity Corridor as mapped by the State of Queensland. The southern portion of the site and the south-western corner of the northern portion of the site are recognised as a component of the Sandy Creek Conservation Area to Days Road Conservation Area Established Corridor in the Redland City Wildlife Connections Plan 2018, which also identifies a Stepping Stone Corridor from the site, across Heinemann Road and then back across the northern boundary of the site
- patches of remnant and regrowth vegetation in the northern portion of the site provide habitat for flora and fauna and contribute to fauna movement opportunities in the landscape
- large eucalypt trees (diameter at breast height (DBH) of >60cm) in the partly cleared northern portion of the site are old growth trees, possibly over 250 years old. These trees are significant in that they have developed many hollows that support hollow-dependent birds and mammals. It is also likely that they may have scientific significance in that trees of their size and age are rare in the Redlands. These trees are also Koala food trees and many of them are recognised as Matters of Local Ecological Significance on the Environmental Significance Overlay of the Redland City Plan
- wetland habitats associated with drainage lines in the northern portion of the site support many pools and pondage areas that provide sources of fresh water for local fauna and flora during the warmer and wetter months, and the permanent pools provide a year-round water source in seasonally dry periods
- extensive grasslands in the northern portion of the site provide feeding and breeding habitat for Red-necked Wallabies, woodland birds and feeding habitat for Swamp Wallabies
- a dense patch of well-developed Melaleuca wetland approximately 6ha in size in the northern portion of the site provides habitat for a range of species, including amphibians, snakes, Swamp Wallabies, Flying-foxes and nectivorous and insectivorous birds. The wetland also provides a broader ecosystem service by absorbing nutrients and trapping sediment from upstream waters, and so improving downstream waterway health.

#### Implications for the Master Plan

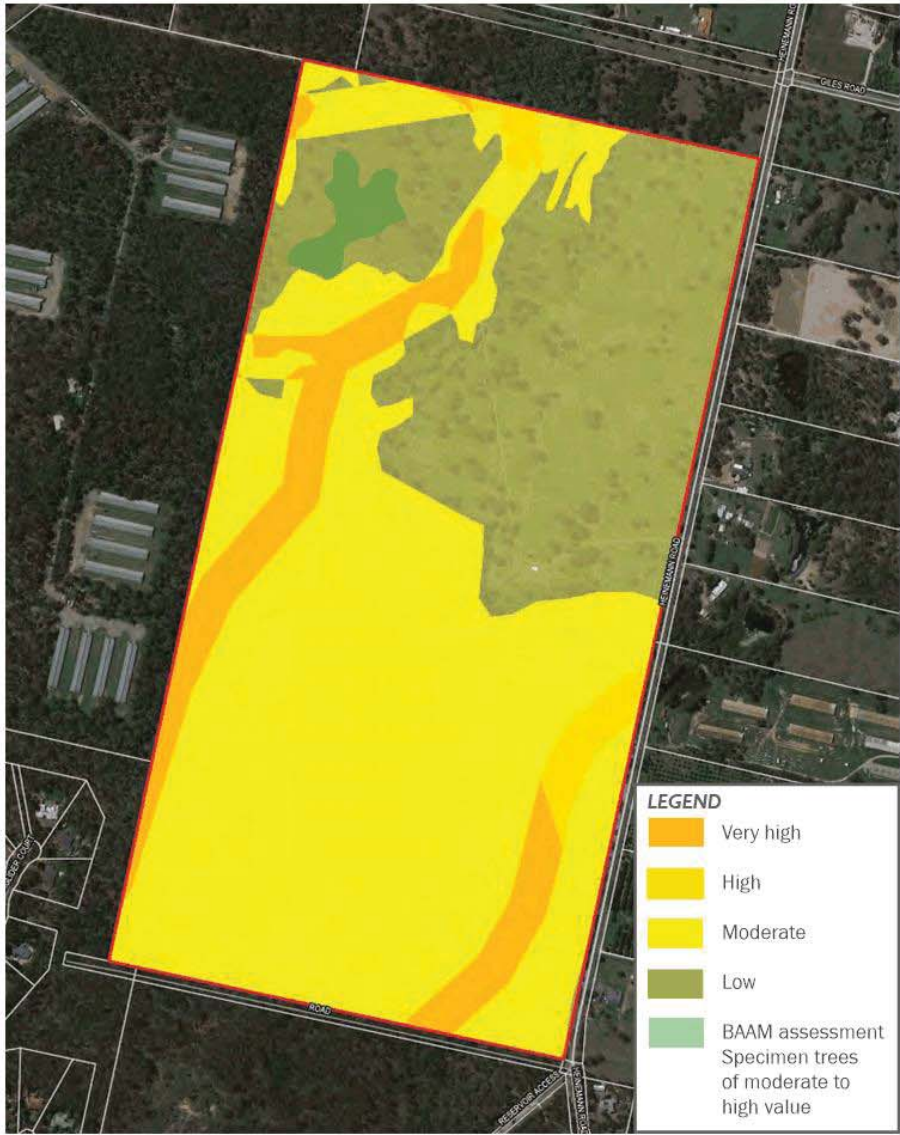
The development of the preferred layout and ultimate uses for the site has involved consideration of:

- limiting tree clearing to low value areas (principally the north-east corner of the site) where this is required to allow the construction of sporting facilities and car parks
- proposing more low to medium impact activities (e.g. walking, picnicking, cycling) in those areas with moderate value vegetation
- maintaining high value vegetation areas and key corridors
  - recognising that an increase in traffic on Heinemann Road may potentially result in an increased number of animals being struck by vehicles
  - recognising that night lighting and noise associated with sporting facilities may impact on resident fauna in adjacent habitats
  - retaining the southern section of the site primarily for conservation with recreation elements limited to walking, bird watching, nature appreciation, mountain biking and horse riding.



Typical lower value area where ground disturbance will be focused





Levels of ecological constraint (Cardno, with BAAM inset), 2019)

Cardno (2019) prepared the map above to highlight over-arching environmental constraints for the site. They concluded that the north-east portion of the site was most conducive to formal sporting facility development. A small section to the west of the water course and toward the north-west corner of the site was also considered of low constraint. However, BAAM Ecological Consultants have identified a number of moderate to high value mature trees in this north-west area that are considered to be of significance. This area is, therefore, considered appropriate for more limited disturbance development, while the north-east portion of the site remains the target for more significant groundworks.

### 3.4 Bushfire considerations

As highlighted in the image below, the site is affected by the Redland City Plan 2018 Bushfire hazard overlay map for medium, high and very high potential bushfire intensity and potential impact buffer. Therefore, outcomes sought under the Redland City Plan 2018 Bushfire hazard overlay code are relevant to development, management and community access arrangements for the Precinct.

#### 3.4.1 Vegetation hazards

Vegetation hazard class (VHC) mapping for Queensland and corresponding estimates of potential fuel load are based on regional ecosystem mapping, land use mapping and foliage projection cover mapping.

Data used to prepare VHC mapping is broad scale and not always accurate at a site-specific level. As a result, VHC mapping was ground-truthed at assessment reference points across the perimeter of the sites. (The outcomes of this assessment have been provided to Council under separate cover).

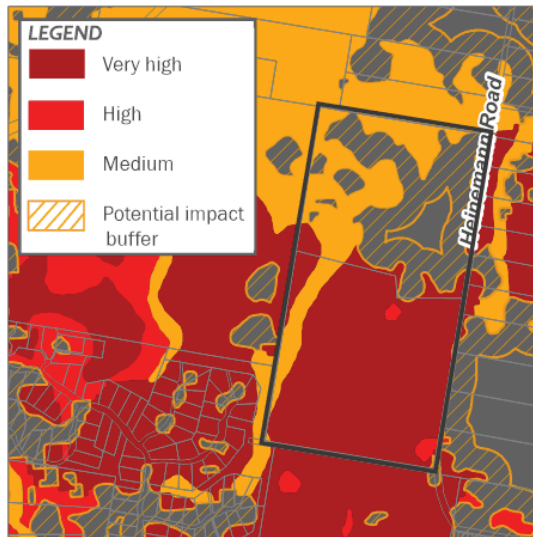
Potential bushfire intensity calculations and radiant heat exposure calculations are based on ground-truthed VHCs.

#### 3.4.2 Slope

The slope of land under hazardous vegetation will affect the rate of spread of fire. The steeper the slope, the faster the fire will spread.

The northern part of the Precinct, where the majority of infrastructure is proposed, is undulating with slope measurements up to 3°. Slope will not significantly influence fire behaviour in this area.

Redland City Plan 2018 Bushfire hazard overlay  
- potential bushfire intensity



In contrast, the southern part of the area, where bushland vegetation will be retained, has rolling hills with slope measurements up to 12°. Slope will increase the rate of spread and intensity of fires in this area.

#### 3.4.3 Access

The Redland Bay Fire Station is less than 5km from the site via public roads that are capable of accommodating emergency service vehicles.

#### 3.4.4 Fire-fighter water supply

Asset mapping indicates reticulated hydrants are located in the Heinemann Road road reserve.

#### 3.4.5 Bushfire hazard assessment

The potential bushfire intensity of assessment reference points was determined using the Public Safety Business Agency (PSBA) Potential Bushfire Intensity Calculator (version November 2014) which models the method in Part B of the State Planning Policy (SPP) bushfire hazard assessment manual.

Results confirm the southern part of the site is a bushfire hazard area with high to very high potential bushfire intensity. It is also relevant to note that land with bushland vegetation adjoining the southern and western boundaries of the site is also a bushfire hazard area with high to very high potential bushfire intensity.

Development within 100m of a bushfire hazard area is vulnerable from exposure (ie radiant heat, ember attack, burning debris). Therefore, the SPP bushfire hazard assessment manual defines this land as a potential impact buffer, and deems it to be a bushfire hazard area for planning purposes.

#### 3.4.6 Vegetation restoration

Vegetation restoration with a full suite of species from the regional ecosystems that occur in the area will result in a bushfire hazard area when the restoration plantings reach a mature state. For example, any plans for full vegetation restoration of waterways, flood prone areas and areas of vegetation in the northern part of the site, would reduce the area of potentially developable land in this part of the site due to a need to implement an appropriate setback.

#### 3.4.7 Bushfire attack

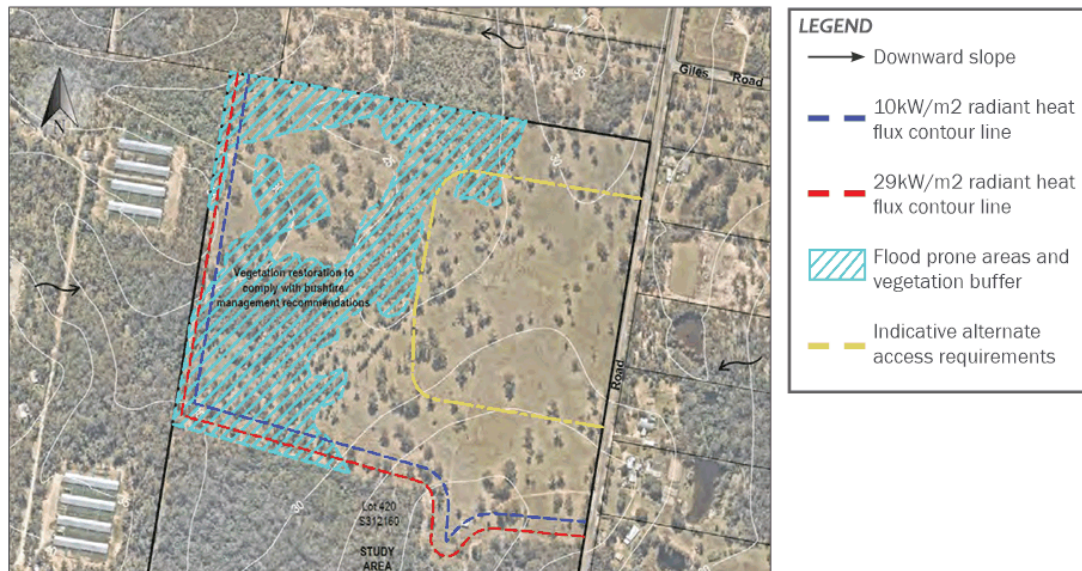
The likely directions of bushfire attack on the northern part of the site are from the south and west where bushfire hazard areas occur.



### 3.4.8 Radiant heat exposure assessment

The Bushfire hazard overlay code requires development to be located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux of 10 kW/m<sup>2</sup> where involving a 'vulnerable use' (e.g. a building designed for gathering) and 29 kW/m<sup>2</sup> otherwise.

As previously highlighted, the likely directions of bushfire attack on the northern part of the site are from the south and west where bushfire hazard areas occur. Results from bushfire attack modelling indicates the 10 kW/m<sup>2</sup> radiant heat flux contour is 43.6m from hazardous vegetation to the south and 30.6m from hazardous vegetation to the west. The 29 kW/m<sup>2</sup> radiant heat flux contour is 18.6m from hazardous vegetation to the south and 12.1m from hazardous vegetation to the west.



### 3.4.9 Mitigation measures

- Bushfire protection zones
  - Buildings should be sufficiently separated from hazardous vegetation to achieve the appropriate radiant heat exposure outcome based on the use definition of the building, ie 10 kW/m<sup>2</sup> where involving a 'vulnerable use' and 29 kW/m<sup>2</sup> otherwise
- Vegetation restoration
  - Vegetation restoration in the northern part of the site should be designed so that it does not result in a large continuous area of bushland vegetation aligned with waterways, flood prone areas and mapped areas of significant vegetation. It should seek to achieve a more 'park-like' landscape with trees, managed grass cover and narrow corridors/small isolated patches of groundcover, shrub and tree plantings
  - A vegetation restoration plan will be required which complies with bushfire management recommendations. It should facilitate efficient access for emergency services and the evacuation of occupants and provide ongoing protection from bushfire for assets and buildings
- Vehicle access
  - Service roads should be designed to provide efficient access for emergency services and the evacuation of occupants. They should have a dual-lane, all-weather surface and load bearing capacity and turning radii which is suitable for heavy rigid urban fire-fighting appliances
  - Where practical, service roads should be used to separate buildings from hazardous vegetation
  - Given that the Precinct will involve the congregation of large numbers of people, alternative access/egress should be included in the service road layout
- Fire-fighter water supply
  - Connection to mains water and provision of hydrants should be in accordance with applicable Australian standards and building codes.

### 3.5 Cultural heritage considerations

In early 2019, Everick Heritage were engaged by Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) to undertake a Part 6 Cultural Heritage Study for the site for Council consideration.

The Study was undertaken using historic information, oral history and local knowledge, aerial photographs and field observations.

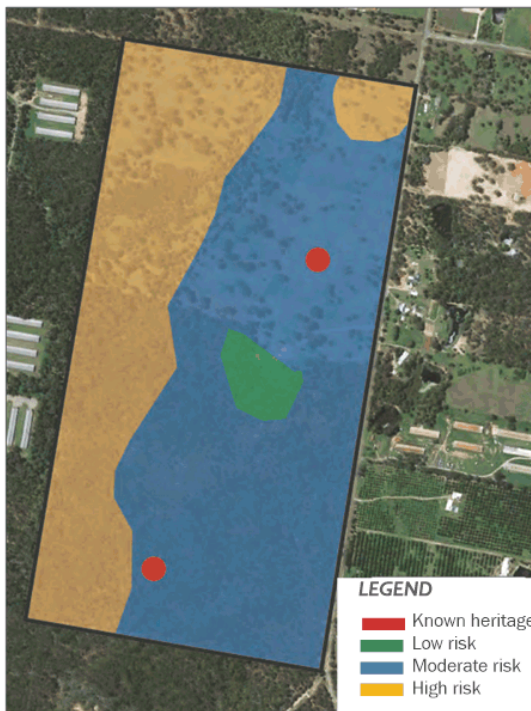
Key findings from the Cultural Heritage Study have been summarised to highlight impacts on the development of the Master Plan.

#### 3.5.1 Previous site disturbance

A review of historical photography indicates that the area has been subject to significant ground disturbance - as such, the site can be classified as Category 4 within the meaning of the Duty of Care Guidelines.

'Disturbance', in this instance includes:

- the post-1955 quarry in the south of the site
- the post-1983 clearing event in the north
- further evidence of forestry in the south amidst the dense woodland. However, it has been deemed that it is likely that only one clearing event took place and that disturbance was limited.



Areas of known heritage and risk (Everick, 2019)

#### 3.5.2 Areas of known heritage

##### Potential scar tree

A potential scar tree was identified on an upslope adjacent east to tributaries and wetland areas in the south-west of the site. The living, standing ironbark tree exhibits a single, large oval scar orientated south-east. Due to growth of the tree, the scar has a warped appearance. The scar is approximately 550mm above ground, is 1650mm long, 150mm deep and is currently 205mm wide.

It was determined that the original width was likely closer to 300mm judging by regrowth within the scar, and an apparently original outer circumference visible around the scar. The tree has an approximate circumference of 2140mm at 1500mm above the ground surface.

No axe marks were identified on the tree.

##### Isolated artefact

The isolated artefact was observed centrally within the cleared section of the north-east portion of the site. The artefact is a single flake of retouched red silcrete identified within an exposure at the base of a box tree.

The flake is fine grained, approximately 15mm in diameter and exhibits slight signs of retouch towards the distal end.

#### 3.5.3 Areas of potential high risk

Two areas were identified as being of high risk to cultural heritage. The two locations are along the western boundary for the full length of the site and in the far north-east corner. These are elevated areas near a water source with minimal history of ground disturbance and, therefore, demonstrate reasonable potential for sub-surface materials.

The remainder of the site has been assessed as having moderate and low potential to contain cultural heritage sites that may be impacted by sport and recreation development.

#### 3.5.4 Impacts for future site development

The cultural heritage results highlight that, despite vegetation clearance within the site, it still has cultural heritage value. Future disturbance activities in the areas of known heritage and the high risk areas should be avoided where possible, unless with the express agreement of QYAC.

In the event that impacts are required to allow development, works plans should be referred to QYAC for consideration. Responsibilities of QYAC may include:

- consideration of the proposal to fully understand likely direct and ancillary impacts
- completion of subsurface investigations (if necessary)
- salvage of surface artefacts (if necessary)
- development of agreed terms to allow works.

Where possible, the proposed development has tried to largely direct the key disturbances to the low risk areas.

### 3.6 Engineering-based considerations

#### 3.6.1 Geotechnical

Pacific Geotech undertook geotechnical investigations for the site in mid-2019.

**Earthworks and site preparation considerations**

The majority of the top soil on site was found to be suitable for re-use as structural fill, provided the material is free of organic matter and deleterious material.

It is likely that the soils may require conditioning to bring the soils to optimum standard. If the clays were overly moist, difficulty in achieving compaction of the materials will be encountered and moisture conditioning will be required.

While the top soil is appropriate, the natural clays (generally encountered in the central portion of the site in the overland flow path) would be expected to be highly reactive. If they are reused as structural fill on site, an increase in the potential ground surface movements may result. Difficulties in reusing these high plastic clay soils as structural fill are expected. Additionally, construction in these areas (such as the lower sections of the criterium track and the access roadway leading to the cycling and bmx facilities) will require modifications such as removal of and/or limiting water infiltration to reactive clays and expansion joints in concrete.

**Batters**

Maximum short-term batter slopes of 45 degrees and maximum long-term batter slopes of 26 degrees are recommended for the natural clay soils subject to new fill material placed in accordance with AS3798.

Where weathered sandstone and siltstone rock are exposed in cut batters, short-term batter slopes of 60 degrees and maximum long-term batter slopes of 45 degrees are recommended. Steeper batters are also possible by use of retaining structures.

Benches may be required to reduce the total height of both cut and fill batters. However, maximum cut and fill depths should remain below 6m.

**Building foundations**

Given the largely varied ground conditions across the site, the appropriate foundation system for the support of the proposed structures will be dependent on:

- location within the site
- the final loads
- ability of the structure to tolerate the settlement and potential ground surface movements
- scale of building and inclusions.



a. Overland flow areas where natural clays are more common  
 b. Batters and benching will be required to create suitable areas for sports fields

### 3.6.2 Stormwater and flooding

**Existing context**

The site is located within the upper reaches of the Eprapah Creek catchment, approximately 8km south-west from the Eprapah Creek delta debouching into Point Halloran Conservation Area.

A well-defined ephemeral creek/overland flow path runs centrally through the site. This flow path conveys runoff from a 320 hectare rural catchment and is the subject of the flood investigation.

The highest point of the site is at approximately 69m AHD towards the south, falling to 23m AHD towards the north. The site has well defined overland flow paths towards the south at grades ranging from 1% to 2%, flattening to 0.5% towards the northern open grassed areas.

**Modelling**

Flood modelling of the 1% AEP (100-year ARI) storm indicates relatively slow flowing waters (<1.3 m/s). Maximum flow depths only range between 0.5m and 1m in the main flow path for a duration of approximately 65 minutes.

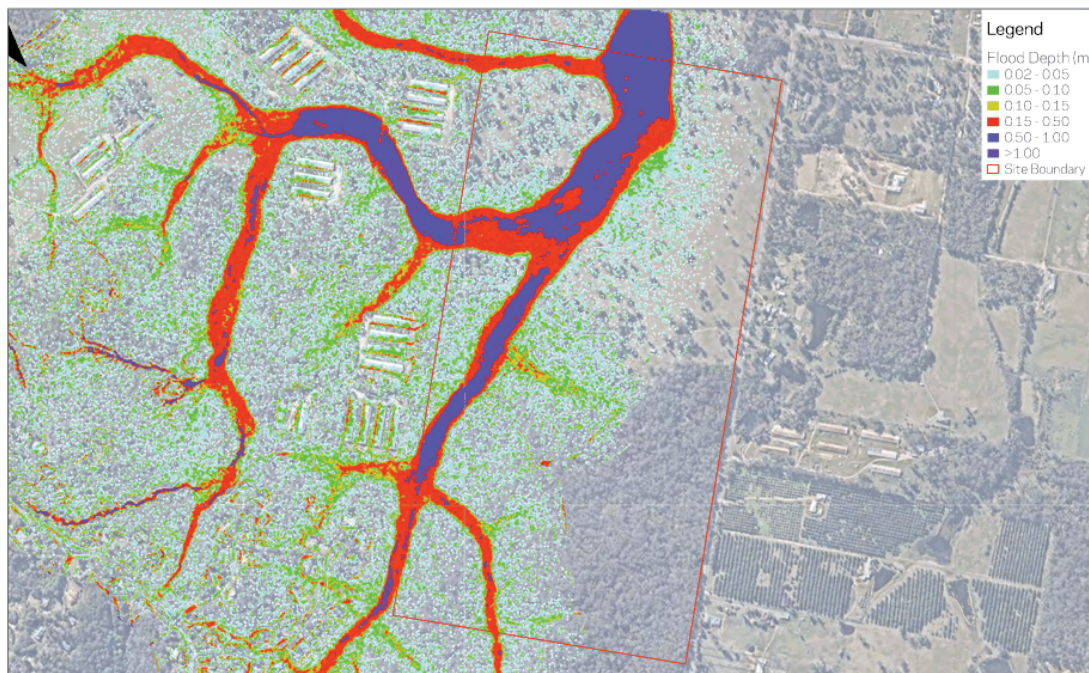
Hazard values, a function of depth and velocity, indicate extreme hazard in the main flow path for a duration of approximately 40 minutes (65 minutes for children).

There is also a risk users could become isolated in the western end of the site by floodwaters in the major flow path. However, this is unlikely as people tend to evacuate open space areas upon the onset of storm events (and there is also opportunity for the internal road way to be built up above this flooding level).

In the rare instance users were isolated, there is ample high ground outside of flood extents for refuge and the impact will be relatively short lived (<65 minutes).

Flooding in open space areas is shallow (less than 10cm) and slow flowing and, as such, is only considered a minor nuisance.

1% AEP (100-year ARI) maximum depths



**Stormwater management**

The proposed stormwater strategy is focused on stormwater retention via stormwater harvesting from sporting fields and infiltration via permeable pavements from internal driveways and car parks. These features will reduce stormwater runoff and satisfy the SPP stormwater quality requirements.

The development of the site will increase the hardstand areas associated with proposed structures and paved areas. The increase in site imperviousness is likely to increase peak flows in localised areas within the site. However, these will be mitigated by improvements in soil infiltration associated with proposed sports fields including topsoiling, subsoil drainage and stormwater harvesting.

Impervious areas will also be buffered by grass and bushland. These features will reduce stormwater runoff, satisfy the SPP stormwater quality requirements and prevent actionable nuisance on downstream areas.

Stormwater can be captured via sand strips, cut-off drains, swales and inlet pits, and transported to storage tanks for irrigation re-use. Implementation of permeable pavements in internal driveways and car parks can also unlock an additional stormwater source.

**3.6.3 Sewerage**

Options to connect with existing mains sewerage are limited. The nearest point to the north is almost 2.5km away and, given elevations, would require a pump station. Similarly, to come from the south is more than 1.5km and would also require a pump station. As a result, it is recommended that an on-site sewerage treatment system is established (at least until the Victoria Point Structure Plan is further enacted).

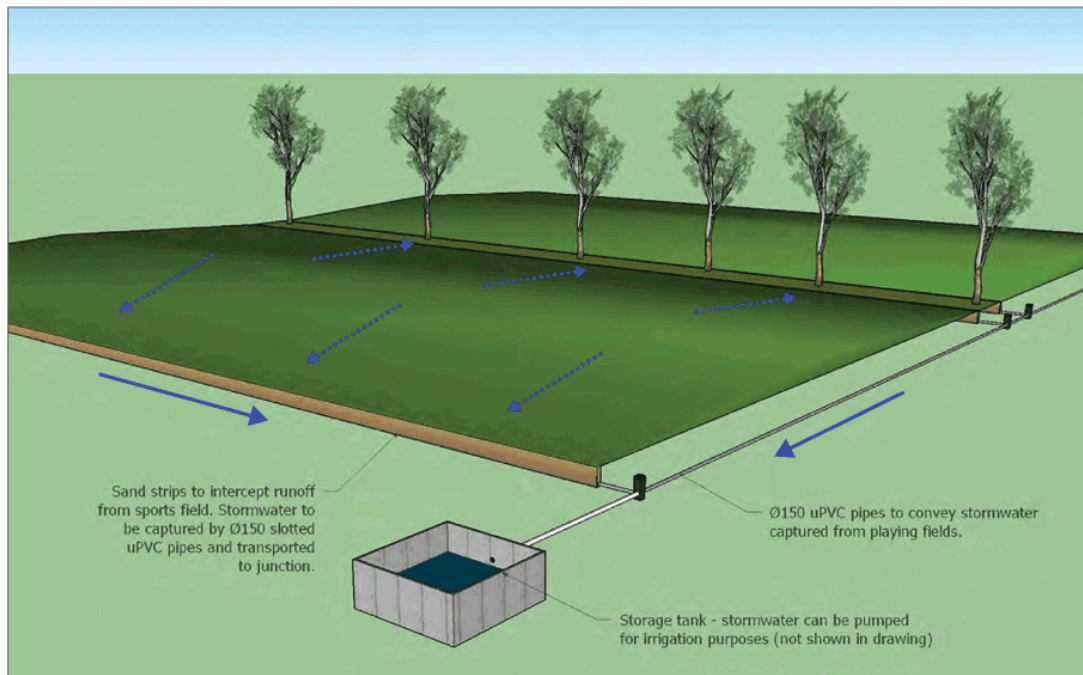
The on-site system would comprise four 2m (diameter) treatment tanks and 200m<sup>2</sup> land application area.

Set-back requirements are detailed by the Queensland Plumbing and Wastewater Code (2011). There is a 50m clearance requirement of the entire system from the top of the bank of the ephemeral waterway. However, 50m clearance from the flood extent is preferred.

There are also local clearance requirements for the land application area specifically:

- 10m from recreation and dwelling areas
- 2m from property boundaries, pedestrian paths and walkways.

*Indicative stormwater harvesting schematic*



### 3.6.4 Traffic and transport

#### Site access

Several site access options were explored from adjacent easements and properties. However, Council does not own this land, therefore, Heinemann Road is considered the most feasible option.

Heinemann Road is sub-arterial in accordance with Council's road hierarchy. The road reserve measures approximately 20m in width, falling short of the 29m sub-arterial standard. The road cross section provides a 6.0m road width lined pavement with table drains and no pedestrian paths. Utilities poles line the western edge of the road and non-frangible vegetation lines the eastern side of the road. Further, a crest is located approximately 750m south of Giles Road that limits sight distances. As a result, site land resumption may be required for incorporation of intersection treatments and bus services.

Heinemann Road is posted as an 80km/h speed limit past the site. However, lower speed limits are noted in the vicinity to the site which include:

- 60km/h posted speed limit between Valley Way and 260 Heinemann Road
- 60km/h posted speed limit in vicinity of:
  - Double Jump Road/Heinemann Road intersection
  - Double Jump Road/Boundary Road intersection
  - Valley Way/Heinemann Road Roundabout
- 60km/h posted speed limit off Giles Road heading east.

#### Sight distance assessment

The figure below highlights that access closest to Giles Road achieves the preferred standard defined within Council's Transport, Servicing, Access and Parking Planning Scheme Policy (TSAP PSP). However, sight distances in the central section of the site are reduced due to the vertical crest and should be subject to more detailed design development. Noting the above consideration and the existing 60km/h posted speed limits on sections of Heinemann Road, a reduced posted speed limit of 60km/h in the central section should be implemented.

Based on the sight line assessment, three possible locations and treatments have been adopted, as follows:

- the use of roundabouts to access the site to provide both speed control and improved traffic flow during peak demands over priority intersection control at the two more northern access locations (roughly either end of the longer green 'preferred' line shown below)
- the use of a left-in/left-out only intersection for the southern access location (roughly the location of the shorter green line shown below).

A left-in/left-out only approach will require the use of an auxiliary turning lane heading north and a separator island to restrict right turn movements. A roundabout option could also be reviewed for this location during design development.

*Preferred (green) and not preferred (red) locations of site access points*



**Infrastructure planning**

Review of Council’s Local Government Infrastructure Planning Table SC 3.1.4 reveals there is strategic planning to upgrade the surrounding road network with no direct upgrades bordering the site. Key upgrades in the vicinity include:

- Heinemann Rd (Sub Arterial Road): Intersection upgrade at Double Jump Rd (2017-2021)
- Double Jump Rd: Realignment Heinemann to Kingfisher, new intersection Heinemann Rd (2017-2021)
- Double Jump Rd: Seal widening from Cleveland-Redland Bay Rd to Heinemann Rd (2022-2026)
- German Church Rd: Seal widening from Cleveland-Redland Bay Rd to Heinemann Rd (2027-2031)
- Giles Rd: Road improvement and upgraded intersection from Heinemann Rd to Cleveland-Redland Bay Rd (2027-2031).

**Vehicle queuing**

The queue provisions of the site were reviewed against Council’s TSAP PSP.

Table 02: Queue provision assessment

Assessed queue	Proposed access	Queue provision	Required queue provision (TSAP PSP)	Adequacy
Standard queuing provisions (more than 100 cars)	Access 1 North	Greater than 16 car lengths (100m min.)	45 car lengths total	AO18.1 achieved
	Access 2 Central	Greater than 40 car lengths (240m min.)		
	Access 3 South	Greater than 16 car lengths (130m min.)		

Based on the above assessment, the proposed queue provisions achieve Acceptable Outcome 18.1 (AO18.1) of Council’s TSAP Code and appear more than adequate from a traffic engineering perspective.

**Public transport**

Council’s PSP Infrastructure works 5.6.1 (5)(i) states T1 parks generally require good public transport access. However, a review of the public transport in the immediate vicinity of the site demonstrates limited existing public transport options:

- Bus stop on Valley Way (Stop: 31846 & 318464 near Taffeta Drive) located approximately 3.2km from the south access
- Bus stop terminates on Bunker Road (Stop: 313499, Stop: 313500 Brookvale Drive) located approximately 4.9km from the north access
- Cleveland-Redland Bay Road (Stop: 311162, Stop: 310912) located approximately 3.9 km from the north access
- Cleveland Railway Station located approximately 12km from the north access.

Extending services from either Bunker Road or Valley Way should be considered during further development of the site.

**Active transport opportunities**

Currently, Heinemann Road has no shared paths, is posted at 80km/h and has no road shoulder. This is undesirable from an active transport and safety perspective. Council’s Cycling and Walking guide denotes Double Jump Road as an on-road - recreational cycling link and Valley Way as an on-road – commuter link with a shared path option. There is an opportunity to provide a connection between Double Jump Road, Valley Way and the site with a shared path running along the western verge. This will be particularly important as the Victoria Point Structure Plan residential area to the north is developed.

Council’s mapping system denotes mountain bike trail connections through the southern boundary of the site, adjoining lot (Lot 2 RP227426) and connecting Valley Way via Balthazar Circuit and Taffeta Drive. Consideration should be given to establishing trails for all users across the site. This will form part of a growing trail network including trails between Bayview Conservation Park, recently completed Gramzow Road trail link, Cornubia Forest Nature Refuge and Daisy Hill Conservation Park via Leo Lindo Drive, Kimberly Park.

**Car parking requirements**

Council's TSAP PSP prescribes the following parking rates - Outdoor sports (sports fields) - 50 spaces per field and Outdoor sports (other) - 20 spaces per other use.

Given that the playing fields have an undefined sporting use, it is difficult to accurately assess the parking demand. However, the proposed number of formal and overflow car parking spaces included in the Master Plan appears acceptable from a traffic engineering perspective and should be adequate to accommodate the anticipated design peak parking demand on site. Final parking provisions are subject to design development once playing field uses are resolved.

**Traffic impact assessment**

Council has provided 2018 daily traffic data that summarises the Annual Average Daily Traffic (AADT) in proximity to the site.

Table 03: Annual average daily traffic (AADT)

Road	Location	AADT
Heinemann Road	South of Giles Road	1725
Heinemann Road	North of Giles Road	1256
Giles Road	Running east-west	3300
Double Jump Road	Running east-west	6776

A first principal approach of 10% of the AADT is adopted to determine the peak hour traffic that is passing the site. There are approximately 173 vehicles passing the site in a peak hour event. Further, a review of Council's Road Infrastructure Planning: Traffic Forecasts and Assessments (Veitch Lister Consulting, 2014) was undertaken to understand the traffic development in the vicinity. It is noted that the 2018 recorded AADT are already greater than the 2021 forecasts presented in Veitch Lister Consulting's report for Heinemann Road south of Giles Road. Clearly, residential developments and road network upgrades have increased vehicle usage.

**Traffic generation**

A review of the potential traffic generation based on the expected uses (and uses to be decided) for the site has been undertaken. A highly conservative 3,200 potential users has been adopted for the playing fields based on the area nominated. The assumption also considers that both training and matches are participated in during the week with only matches undertaken on the weekend. Further, it is recognised that while some sports are seasonal, overlaps will occur.

Weekday training and mid-week matches are conducted approximately between 5:00pm to 9:00pm. Therefore, the potential attendance was distributed across this period based on time slots. Weekend racing and matches are more challenging to estimate due to larger cycling races taking place less frequently (once or twice each month). Races start at varying times across the day, i.e. cycling may start at 5:00am while BMX racing at 8:00am. As an assumption for this assessment, half of the potential attendance to arrive during the peak hour was conservatively adopted.

Table 04: Adopted weekday PM trip generation

Land use	Weekday	Potential attendance	Period	Frequency	Peak hour trips
BMX	Training	70	5:00pm - 9:00pm	4-5 nights	25
Cycling	Training	40		1-2 nights	15
Playing fields	Training and mid-week matches	1,200		5 nights	400
Total					440

Table 05: Adopted weekend PM trip generation

Land use	Weekday	Potential attendance	Period	Frequency	Peak hour trips
BMX	Racing	235	8:00am - 3:00pm	Monthly	118
Cycling	Racing	200	5:00am - 12:00pm	Weekly	100
Playing fields	Matches	700	8:00am - 8:00pm	Weekends	100
Total					318

Further refinement of the traffic generation can be completed during design development once the playing fields sports have been determined.





Uses outside team field sports, bmx and cycling include:

- regional-level play and picnic node
- pump track
- boardwalks, viewing platforms and path network
- trail head and trails through the conservation area.

Such use is not expected to generate a material traffic peak during the standard weekday commuter peak hour periods. Instead, the proposed development is expected to generate peak traffic volumes on Saturdays and Sundays when the adjacent road network is significantly less trafficked.

Notwithstanding, the expected traffic volumes to be generated by these uses has been quantified from a first principles perspective. The adopted trip generation rate is summarised in the table below. This rate has been determined based on the parking space within the vicinity to the regional-level play and activity node turning over in 2.5 hours. This is a conservative approach.

Table 06: Adopted trip generation rate

Land use	Weekend peak hour trips	Unit
Park - car park supporting recreation areas	0.8	Trips per car parking space

Based on the above the weekend peak hour trip generation, park-related generation associated with the proposed development is summarised below.

Table 07: Development trip generation

Land use	Yield	Weekend peak hour trips
Park - car park supporting recreation areas	227 spaces	182 trips per hour

Further, during a standard weekday commuter peak the estimated trip generation is expected to be significantly less than estimated for a weekend peak period. In the order of 60 trips per hour is considered a conservative estimate (approximately one third of the trips generated during a typical weekend peak hour).

The approximate (conservative) trip generation associated with the proposed development is summarised below.

Table 08: Development trip generation

Land use	Weekday peak hour trips	Weekend peak hour trips
BMX	25	118
Cycling	15	100
Playing fields	400	100
Park	60	182
Total	500	500

**Land resumption**

Potential land resumption will be required along the frontage of the site to incorporate turn treatments and intersections that may include:

- an auxiliary left turn lane for priority intersection control heading north along Heinemann Road at the most southern access point (left-in/left-out intersection)
- area surrounding roundabouts to contain island, trafficked lanes and standard width verges
- potential bus bay indents for public transport bus stops
- shared pedestrian/cycling path on the western side of Heinemann Road.

**Summary**

As only preliminary development planning has been undertaken to-date, there are a number of development details that are currently unknown but are likely to affect traffic operations e.g. the exact type and number of sporting facilities that will be provided, the types of events that will be held at the site, the timing of individual events and when the Precinct may be ultimately developed.

There are also likely to be several other factors, potentially unrelated to the development, that may ultimately affect traffic operations e.g. traffic volumes created by the Victoria Point Structure Plan.

It is recommended that a detailed traffic impact assessment be undertaken after further planning has been completed, the Master Plan has been refined and matters such as those mentioned above are confirmed.





# Demand analysis

Demand for development at the Precinct has been established through consultation with Council, potential user groups, peak bodies and external stakeholders; review of demographics, participation and facility design trends and impacts; combined with an analysis of key open space issues existing within the City.

## 4.1 Demographic considerations

In order to understand the make-up for the Precinct 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Given the Redlands Coast Regional Sport and Recreation Precincts' proposed position as a future premier sport and recreation facility, population characteristics for the entire City area have been the focus where possible. It is acknowledged that some participants will come from outside this catchment. Core participation, however, will come from within Council's boundaries. It is also important to note that the site will also play a role as the 'local' park for nearby residents. As a result, demand created for this facility 'role' has also been included.

### 4.1.1 Population changes

Analysis of City-wide population characteristics<sup>2</sup> reveals:

- a population of 151,987 for 2016 with population increases of approximately 33,600 by 2036. Of this increase, the vast majority is predicted to be from older adults 65+ yrs (an increase of more than 24,000). By comparison, the number of young people 0-34 yrs is only expected to increase by less than 3,000 residents
- a median age of 41 that has increased by more than 3 years over the last 10 years. This trend is expected to continue with the proportion of older adults 65+ yrs predicted to increase from 17% in 2016 to 27% by 2036. Across the same time span, the proportion of young people 0-34 yrs is predicted to decrease from 43% to 37%

<sup>2</sup> Queensland Government Statistician's Office (medium series)

### 4.1.2 Household considerations<sup>3</sup>

- City-wide high SEIFA Index (1,027) - reflecting lower levels of disadvantage
- very few households without a motor vehicle
- most households with internet connection.

<sup>3</sup> ABS Census QuickStats, 2016

#### DEMOGRAPHIC CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of the Precinct, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should be made available at the Precinct (e.g. both formal sport and passive recreation activities)
- younger people make up a large proportion of formal sport participants. With only slight increases predicted in the number of young people living in the area, formal sports that offer opportunities for older adults and masters participants should prove particularly successful. Additionally, this suggests that demand for new facilities will not necessarily come from growth in junior numbers at existing clubs or the development of new clubs, rather demand will result from changing trends, facility requirements and other external influences
- the vast majority of Precinct users are likely to drive to the facility. However, those attending cycling activities or recreation pursuits may ride (or walk) to the venue if suitable off-road links are available
- internet- and social media-based advertising will continue to prove a preferred method for activity providers.

## 4.2 Trends considerations

### 4.2.1 Formal sport trends

#### **Masters sport**

There are indications that people may continue to engage in sport later into their old age<sup>4</sup>. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The provision of opportunities for older participants will be particularly important in Redlands, where the population is projected to age markedly. The development of the preferred layout at the site has clearly considered the need for formal and informal activities that are attractive across the ages.

#### **Busy lifestyles**

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline became a concern for the user groups based at the Precinct, additional delivery models such as social fixtures or 'pay as you play' approaches should be considered.

#### **From extreme to mainstream**

There has been a recent rise in adventure, extreme and alternative sports that are proving particularly popular with younger generations. These sports typically involve complex and advanced skills and often have some element of inherent danger and thrill-seeking. Examples include freestyle BMX and rock-climbing. These sports are also characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through their involvement.

International associations for adventure sports are working hard to obtain inclusion in Paralympic and Olympics events (with both skate boarding and rock climbing included as exhibition sports in the 2020 Olympic Games).

While participation rates in some mainstream and organised sports have held constant (or slightly) declined over the past decade, extreme and action sports have risen in both demand (participation) and supply (industry). These sports are gaining popularity among large segments of Generation Y who connect to a counter-culture of adventure and freedom of expression. At this point, however, solid longitudinal participation data in these sports and activities remains scant.

#### **Diversification of sport**

Road cycling, mountain biking and eco-tourism activities are all growing as non-traditional activities, while modified sports such as T20 cricket and 7s rugby are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

#### **Field and court quality**

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available). In determining the preferred sports for the rectangular field space area within the site, Council may consider demand for synthetic surfaces.

#### **Field sharing**

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields will be more likely.

The proposed north-west bike activity sub-precinct includes shared use of a clubhouse and car parking. Council will also be looking at shared-use models in order to reduce the number of clubhouses (and amenities) required to service the sports allocated to the rectangular playing field area.

#### **Facility management**

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.

<sup>4</sup> Australian Sports Commission, 2013



### 4.2.2 Recreation trends

#### Park design

Parks play multiple roles in establishing and maintaining a community’s quality of life; ensuring the health of residents and visitors and contributing to economic and environmental well-being. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- a range of infrastructure that supports all abilities participation.

#### Creating connections

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. ParkRun has experienced unprecedented growth and is one of the largest running events in the world. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, are aesthetically appealing, provide safe links for users, and are easy to navigate.

#### Rationalisation

Where open space parcels are undeveloped, are poorly located, are attracting regular anti-social behaviour and/or are not providing recreation opportunities desired by the nearby catchment (and are thus sitting idle), opportunities may exist to rationalise the land. Depending on the land tenure, this may include re-purposing as an alternate use, ‘planting out’ with trees to reduce maintenance, sale of the land or returning the land to the State.

Councils are becoming more cognisant of not retaining (and maintaining) open space that does not serve a community recreation function.

#### ‘Challenge’ parks (with nature play)

Challenge parks are an emerging type of park. They generally feature multiple play nodes to cater for different ages, gardens, water play areas and lagoons, large open grassy spaces, shady picnic spots with quality facilities, ponds and water features, areas of natural woodland and vegetation and kilometres of shared paths and boardwalks to explore. High tree house structures, sky walks and natural elements are introducing risk back into play, enabling children to develop an awareness of limits and boundaries.

Excitingly, the Precinct has clear potential to provide a facility of this nature.

#### Ageing communities

Redlands is an aging community, with a median age of 41 (higher than the State with a median age of 37).

An ageing community requires:

- greater emphasis on low impact physical activity
- ability to compete in age-appropriate formal sport opportunities (e.g. masters)
- access to community infrastructure that requires wider paths, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways
- places offering a sense of safety and serenity
- increased use of mobility scooters as a convenient method of transportation.

#### Impacts of technology

Technology remains one of the main contributors towards decreased physical activity and increased sedentary behaviour. However, many councils are now using technology within recreation areas to attract users. Opportunities such as the provision of WiFi in key parks, and by using digital tools for information and marketing on tracks and signage can help to reinvigorate parks and recreation areas.



Examples of challenge play and nature play

### 4.2.3 Outdoor recreation trends

#### Participation trends

Longitudinal outdoor recreation participation data (at a wider population level) is becoming more readily available through publications such as the SEQ Outdoor Recreation Demand Study, and more recent studies such as QSERSA (Queensland Sport Exercise and Recreation Survey of Adults) and AusPlay.

Unfortunately, it is very difficult to compare results across these studies given the different methodologies used. For example, QSERSA specifically assessed mountain bike and bushwalking participation whilst the Outdoor Recreation Demand Study analysed bicycle riding and walking more generally. Additionally, there are marked differences in some results that make direct comparisons questionable (e.g. horse riding that varies from 1.6% to 7% participation rate between surveys).

Regardless, when the results are considered together, it is appropriate to ascertain that bushwalking and water activities remain popular while participation in horse riding and mountain biking activities appears steady.

#### Increasing health and environmental awareness

People are becoming increasingly concerned about their health, with conditions such as obesity and stress on the rise. Surveys conducted in Melbourne and Sydney<sup>5</sup> indicated that residents having good access to the natural environment reported a higher quality of life. The surveys showed steady increases in people's preference for large, managed and accessible natural areas. This, combined with a growing awareness of the environment and its challenges (global warming, pollution and urbanisation), has led to a growth in visitation to natural areas.

A term referred to as 'returning to nature' has emerged where people feel the desire to become reconnected to their natural environments.

The Precinct includes more than 50ha of heavily treed conservation area, ephemeral ponds and drainage lines. The site also links well with more developed natural areas such as Days Road and Sandy Creek Conservation Areas and is well-positioned to establish a role as an outdoor recreation hub.

#### Tourism – cultural and nature appreciation

It is estimated that the market for nature-based tourism is increasing at six times the rate of tourism overall. Some of the factors that have contributed to this growing trend in nature-based tourism are that people are looking for new experiences, adding diversity to their experiences, combining business travel with holidays, and looking to "get back to nature".



Mountain biking and horse riding within the Redlands

#### Impacts of technology

Technology is also bringing about an increasing divergence of outdoor recreation activities. Participants are able to map their route, record their times and upload digital images of their experience. This allows them to compete and compare results with past and/or future users (Strava, Map My Ride etc). Growth in these activities has encouraged research into more refined technologies to engender wider participation in activities such as geocaching and mountain biking.

#### Increasing affluence and expectations of recreation

As a society, Australians are becoming more affluent - the proportion of income being spent on recreation goods and leisure is increasing. While outdoor recreation equipment such as kayaks, mountain bikes and camping goods may have previously been considered too expensive for many in the community, discount department stores are increasing access to affordable options. As people spend more money on outdoor recreation and associated equipment, an increase in outdoor recreation activities previously offered by commercial operators has been observed.

Despite cost being a barrier to participation in organised sport, participants appear more prepared to make a one-off investment in equipment for outdoor recreation that they can use at their convenience. As such, demand is increasing for a diversification of natural areas offering unique experiences and higher levels of infrastructure.

5

SKM 2010, Recreation Implications from Residential Diversification

## 4.3 Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Councillors, Council officers, wider community, potential local sporting clubs (and their peak bodies) and additional identified stakeholders (school sport providers, environmental groups, adjoining councils etc). Further, the project team has reviewed previous research and Council's sports club 'health check' survey data and considered wide-ranging trends.

### 4.3.1 Council engagement

Each councillor was invited to have an individual discussion with the project team to share their thoughts on the site. Additionally, separate councillor workshops were conducted regarding initial findings and then concept option review. A wide range of individual and group discussions were held with Council staff across many work areas. Key outcomes from this Council engagement includes:

#### Issues

- importance of data-driven (evidence-based) demand and transparent outcomes
- need to address both future demand from population changes and existing City-wide open space issues - particularly capacity concerns at Pinklands Recreation Reserve and the Cleveland Showgrounds (where the presence of sport impacts availability of space for community events)
- need to be careful in selecting future uses at the site to ensure a sustainable approach (that does not result in ongoing capacity issues nor extensive environmental limitations)

#### Opportunities

- in addition to formal sport, the site can be a key venue for a wide range of recreation opportunities. It is quite unique to be developing a single site that can offer formal sport, recreation and conservation. It is very important that key links to the wider trails network are established
- impacts of development associated with the Victoria Point Structure Plan and Shoreline need to be considered.

#### Additional considerations

- Heinemann Road is not the preferred location for a feature rectangular field facility with premier grandstand seating given its location away from business districts, residential areas and a range of public transport options
- Heinemann Road is not considered a potential venue for indoor sport and recreation development, aquatic facility development nor community centre development given its southern location and lack of public transport.



Pinklands Recreation Reserve



Cleveland Showgrounds

### 4.3.2 Formal sport engagement

While the Heinemann Road site was only purchased in 2017, Council’s desire to identify and develop a new site for sport and recreation had been discussed for a number of years prior. As such, there are a number of formal sporting bodies that have approached Council staff and councillors with regards to the potential project.

A number of groups are keen to relocate, whilst others have voiced concern of perceptions of being ‘forced’ to relocate. Finally, there are also groups currently without a ‘home’ that see the Precinct as an opportunity for facility development. The groups (and peak bodies) chosen for consultation were either identified by Council officers or councillors, came forward as a result of Council informing all existing sporting groups of the project or as a result of a review of background studies. Findings from this engagement are summarised in the Directions table in the following section. Additionally, the table below compares national, state and local participation trends for key sports considered in the development of the Master Plan.

Table 09: Formal sport participation trends

Sport	National trends		State trends		Local trends*	
	Children	Adults	Children	Adults	Children	Adults
AFL	steady	steady	increasing	steady	increasing	steady
Baseball	decreasing	decreasing	steady	steady	decreasing	decreasing
BMX	increasing	increasing	steady	decreasing	increasing	increasing
Cricket	decreasing	decreasing	increasing	decreasing	decreasing	steady
Cycling	increasing	increasing	increasing	increasing	increasing	increasing
Equestrian	steady	steady	increasing	increasing	steady	steady
Football (soccer)	increasing	increasing	increasing	increasing	increasing	increasing
Hockey	decreasing	decreasing	steady	steady	steady	decreasing
Mountain biking	increasing	increasing	increasing	increasing	increasing	increasing
Netball	steady	decreasing	increasing	steady	increasing	steady
Pony club	steady	steady	increasing	increasing	increasing	increasing
Rugby league	decreasing	steady	increasing	steady	increasing	steady
Rugby union	steady	decreasing	steady	steady	steady	steady
Touch football	increasing	decreasing	increasing	increasing	steady	steady

\* trends are taken from Council’s sports club surveys and engagement undertaken with clubs and peak bodies throughout the development of the Master Plan

### 4.3.3 Environmental and wildlife group engagement

A workshop was conducted to introduce the project to local environmental groups and to discuss directions with regards to the project. Key considerations included:

- fauna and flora
  - importance of protection of habitat
  - fauna movements in, around and through the site need to be recognised
  - impacts of floodlighting on nocturnal fauna
  - protecting valuable koala trees (including lone trees)
  - retaining vegetation (including grasses and reeds) that support wetland areas and attract birds
  - recognising the needs of bird and nature watchers
- waterways
  - options to establish permanent water bodies/flow
  - downstream impacts from development at the site
- tracks and trails
  - balance the number of trails required across the site with potential environmental impacts
  - develop separate trails (and at varied widths) for different users groups.

### 4.3.4 Wider community engagement

The general public have been kept well informed on the project process and afforded opportunities to provide input. Council has provided regular project updates through the ‘yoursay’ section of their website (and social media platforms). Additionally, a list of Frequently Asked Questions is also provided on the website. Information flyers have also been hand-delivered to nearby residents.

A community drop-in session provided the opportunity for residents to further understand the need for the project, to appreciate the site constraints and to provide early feedback in the master plan process. Key outcomes include:

- important that the site includes both formal sport and recreation/play elements
- ensure the environmental aspects (significant trees, fauna and drainage areas) at the site are retained
- consider options to limit impacts on neighbouring properties.

Further opportunity for feedback will be available when the draft is released for formal public review as part of a draft engagement process.



**Formal sports action**

- a. Redlands and Southern Districts Equestrian Group
- b. Redlands BMX Club
- c. Redlands United Football Club
- d. Redlands Rays Baseball Club
- e. Redlands Touch Association



## 4.4 Demand directions

The table below summarises the key drivers that have influenced the preferred layout for the site.

Table 10: Precinct design considerations

Direction	Rationale	Master Plan implications
<b>Conservation</b>		
Very limited disturbance in the southern portion of the site	This area provides key habitat and is an important environmental corridor	Only trails to be developed in this area
Consider a range of potential users	The conservation area is attractive to bushwalkers, bird watchers (and nature appreciation), mountain bikers and horse riders	Develop a variety of trails - single use track to wider multi-purpose trails. Encourage user groups to assist in identifying preferred locations
<b>Recreation</b>		
Provide both a local and regional function	The Precinct needs to provide recreation opportunities for locals (including the future Victoria Point Structure Plan residential area). Also, as a recognised regional-level facility, the activities need to be attractive for residents from further afield within the LGA and to visitors	Ensure a wide range of quality recreation options are available at the site. Design these options with a view to the Precinct attracting significant numbers at peak times
Embrace the natural aspects of the site	Where possible, the vision is for the proposed development to embrace the naturalness of the site	Consider the development of elements of nature play, boardwalks and viewing points around water bodies and limited-impact walking tracks through heavily vegetated areas
Build upon the expansive nature of the site	Encourage users to explore large sections (and the variety of attributes) of the Precinct	Rather than retain all recreation elements in one node, develop multiple nodes with various levels of embellishment
Recognise the recreation 'role' that formal sport facilities can play	Many formal sport facilities can also offer important recreation functions when not being used for formal training or competition. This dual role helps to reduce unnecessary potential duplication of facilities	Where practical, ensure facilities such as playing fields, sealed cycling tracks and bmx tracks are available for public use when not required for formal activities
Provide facilities that encourage all ages and abilities	A well-planned Precinct will offer a wide range of opportunities that attract people of all ages and abilities. This will ensure a vibrant community hub is established	Develop play elements for all ages. Provide wide sealed paths suitable for prams, bicycles and mobility scooters. Establish quieter areas for picnics and reflection and more active nodes for loud play and adventure



Direction	Rationale	Master Plan implications
<b>Sport</b>		
Develop playing fields in the north-east corner of the site and ensure planning reflects the topography of the site	<p>Much of the site has medium- to high-level environmental value. The area in the north-east corner along Heinemann Road has previously been cleared and offers the best opportunity for playing field development</p> <p>Rectangular fields built into benches will ensure most efficient use of this area and will require less earthworks than large oval fields. Demand for rectangular field space has come from a number of sports (e.g. rugby union, rugby league, football, hockey and touch football)</p>	<p>Develop rectangular playing fields using benches and batters that reflect the topography in the north-east corner of the site</p> <p>Further investigation will be required to ascertain the preferred sports (clubs) to be accommodated at these fields</p>
Develop a lower impact formal sport and recreation node amongst the trees in the north-west corner of the site	<p>While this area has fewer constraints than many other areas within the site, a number of significant trees need to be protected. As a result, significant clearing for playing fields or courts is not considered appropriate</p> <p>Demand has been identified for a formal cycling facility that provides a range of opportunities including criterium racing, learn-to-ride and junior development and duathlon. Demand has also been established for a new BMX facility within the LGA that allows for expansion and is not located in a residential area</p>	<p>Develop a quality bike activity sub-precinct suitable for both local and state-level events. The sub-precinct should include a criterium track and additional looped opportunities, BMX facility and community pump track. Establish a shared clubhouse and both formal and overflow car parking</p>
Provide a central hub for infrequent mountain bike events	<p>The Redlands is growing in popularity as a mountain biking area. Facilities such as the Redlands Track Park and Bayview Conservation Park and successful events such as the Bayview Blast have helped to drive this status</p> <p>Mountain bike enthusiasts and event promoters have identified the possibility of establishing a 100km event linking areas such as the Heinemann Road site, Bayview Conservation Park, Sandy Creek and Eastern Escarpment Conservation Areas and Daisy Hill Conservation Park. A large staging area with room for extensive parking and camping and access to amenities and canteen would be essential for such an event</p>	<p>Ensure there are track and trail links across the length and breadth of the site to allow for future links beyond the Precinct</p> <p>Facilities required for parking, camping and amenities and canteen will be developed for the on-site formal user groups. Arrangements can be made between these user groups and the mountain bike event team to organise access to necessary facilities (and to avoid event clashes)</p>





# Master plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Redlands Coast Regional Sport and Recreation Precinct draft Master Plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an ideal opportunity to develop the facility to meet the identified needs of the sporting community, the recreation needs of Precinct visitors and locals whilst also maintaining and rehabilitating key environmental areas within the site.

The draft Master Plan integrates the existing environmental features with a range of new elements and embellishments. The provision of quality sport and recreation facilities and a more attractive environment will encourage passive recreation use from the non-sporting community. Additionally, with the range of facilities and programs available, all age groups will find activities to enjoy.

A set of guiding design principles has been developed based on the issues and opportunities identified.

The Redlands Coast Regional Sport and Recreation Precinct draft Master Plan can be found on the following pages. The draft includes an overall layout and perspective illustrations.

## 5.1 Vision

The medium- to long-term vision for the Precinct will:

*provide a high quality multi-sports facility that offers a range of opportunities for local members and visiting teams*

*be supported by necessary ancillary facilities*

*be used daily for training and competition but also be designed and developed such that it has the capacity to host larger sporting events and carnivals.*

*provide quality recreation and physical activity pursuits to be enjoyed by facility users and residents*

*rehabilitate key environmental features and retain the conservation area as fundamental aspects of the development.*

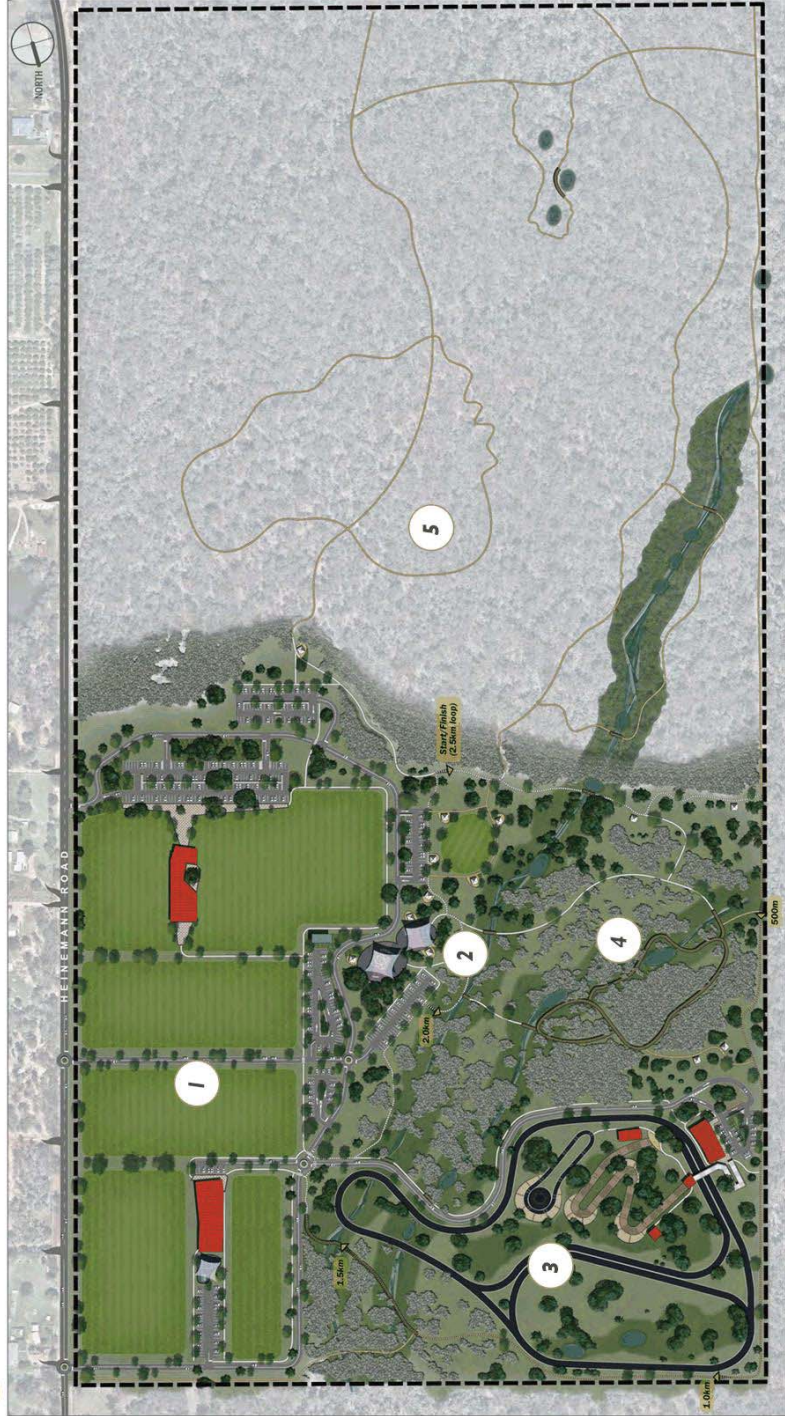
### GUIDING DESIGN PRINCIPLES

- cater for current and future sports demands based on demand and trends
- provide built infrastructure to appropriately support sporting activity and recreation needs within the means of Council and the community
- encourage informal recreation and physical activity by developing quality opportunities for the community
- develop partnerships for capital development and ongoing management of the Precinct
- create safe access and integrated movement throughout and to the site ensuring a range of track and trail types are established
- promote the natural environment and conservation endeavours



# Redlands Coast Regional Sport and Recreation Precinct Draft Master Plan - Sub-precincts

- 1 Sports field sub-precinct**  
Includes lit rectangular playing fields on benches, two clubhouses, formal and overflow car parking and small recreation node
- 2 Recreation sub-precinct**  
Includes regional-level play and activity node, barbecues and picnic facilities, kiosk/cafe and field games area, sealed multi-use paths and formal car parking
- 3 Bike activity sub-precinct**  
Includes criterium track incorporating three loops, bmx track with track marshal's observation tower and administration booth, pump track, shared clubhouse, formal and overflow car parking
- 4 Wetland and forest sub-precinct**  
Includes sealed multi-use paths, raised boardwalks, unsealed tracks amongst inviting vegetation and wetland areas
- 5 Conservation sub-precinct**  
Includes unsealed tracks and trails for a mix of users



# Redlands Coast Regional Sport and Recreation Precinct Draft Master Plan



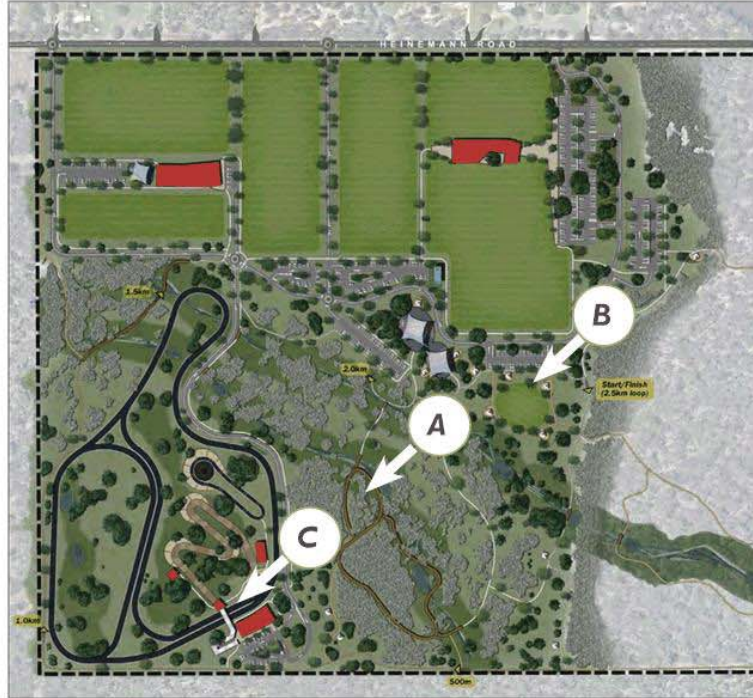
- 1 Primary Precinct entries (with signage)
- 2 Precinct exit point (left turn only)
- 3 Lit rectangular playing fields - built on benches with spectator batters
- 4 Formal car park (52 spaces)
- 5 Small recreation node
- 6 Clubhouse incorporating amenities, changerooms, canteen, offices and viewing areas
- 7 Formal car park and service vehicle entry (10 spaces)
- 8 Clubhouse incorporating amenities, changerooms, canteen, offices and viewing areas
- 9 Formal car park (152 spaces)
- 10 Unsealed (overflow) car parking
- 11 Formal car park (92 spaces)
- 12 Formal trail head (shelter and seating, interpretative and directional signage, water)
- 13 On-site sewerage treatment (4x2m diameter treatment tanks + 200m2 application area)
- 14 Formal car park (50 spaces)
- 15 Regional-level play and activity node (including barbecue and picnic areas)
- 16 Formal car park (107 spaces)
- 17 Formal car park (70 spaces)
- 18 Unsealed (overflow) car parking
- 19 Raised boardwalk across wetland
- 20 Kickabout and field games area
- 21 Barbecue and picnic node
- 22 Start-finish 2.5km loop (includes sealed paths, boardwalks and unsealed track)
- 23 Unsealed tracks throughout the conservation area
- 24 Drainage line revegetation and rehabilitation
- 25 Sealed path network
- 26 Drainage line revegetation and rehabilitation
- 27 Raised board walk and viewing platforms throughout wetland and forest areas
- 28 Compacted unsealed track
- 29 Picnic node
- 30 Picnic node
- 31 Pump track
- 32 Sealed criterium track (outer loop 1.2km, secondary loop 1km, inner loop 0.6km)
- 33 BMX track with sic surfacing and perimeter fencing
- 34 Administration booth
- 35 Track marshal observation tower
- 36 Start ramp (with local- and state-level start options)
- 37 Overpass (and track commissaire observation area)
- 38 Clubhouse incorporating amenities, changerooms, canteen, offices and viewing areas
- 39 Formal car park (45 spaces)
- 40 Unsealed (overflow) car parking



The bike activity sub-precinct will be a popular node for formal sports, informal use and physical activity



Artist's impressions of the Precinct



VIEW A: Central boardwalk  
With a series of boardwalks and viewing platforms amongst forest areas and permanent ponds, this area will prove popular for all ages.





**VIEW B: Kickabout and field games area**

This activity site adjoins the play node and will provide an area for more active play and games. It will be supported by picnic shelters and barbecues overlooking the grassed space.

**VIEW C: Bike activity area**

The north-west corner of the site will be a busy bmx and cycling node that includes a criterium circuit and BMX track both capable of hosting events. A pump track will also complement these facilities.



## 5.2 Master Plan elements

### 5.2.1 Sports field sub-precinct



#### Rectangular playing fields

The rectangular playing fields (lit to competition standard) will provide opportunities for a number of potential sports. The design in the north-east corner of the Precinct has been kept flexible so that it can be adapted to meet the needs of the ultimate preferred user groups.

Rectangular fields have been designed as they have a smaller footprint than ovals (reducing the amount of cut and fill required). Additionally, these fields will allow for benches to be established. These benches can cater for a number of fields, provide suitable batters for spectators and allow spaces for internal access roads.

#### Clubhouses

While the ultimate design and layout of the rectangular field space will determine the necessary clubhouse configurations, the size of this area and the distance between the fields is likely to lend itself to requiring clubhouses toward the northern and southern ends of the area.

The clubhouses should include changerooms, officials' rooms, first aid areas, canteen, amenities and viewing areas. The clubhouses have been proposed at two of the higher points of the entire Precinct. The development of two-storey buildings would provide attractive views across the Precinct.

#### Access, circulation and car parking

Given that this sub-precinct adjoins Heinemann Road, vehicular access will be directly via the two entry roads. Cars will then be able to park near to the clubhouse or field they are using given there are formal car parks at the northern, central and southern ends of the sub-precinct (a total of 533 sealed spaces). Additionally, at peak times, overflow car parking will be available on the grass adjoining the entry roads and in the areas to the west and south of the playing fields. Sealed paths will link car parks with the fields and clubhouses.

Three exit points will be available. (Given constraints associated with sightlines, left hand turn only will be available from the southernmost location).

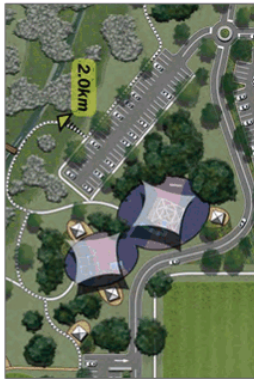
Kerb and channel, bollards and shade trees will define internal roads and car parks across the Precinct, with WSUD drainage integrated into all car park designs.

#### Recreation node

A small recreation node incorporating simple toddler/lower primary play elements, seating and shade is included at the northern end of the sub-precinct. This area will prove popular for younger siblings not involved in formal training and competition.



### 5.2.2 Recreation sub-precinct



**Regional-level play and activity node**

As a key feature within the site, a large regional-level play and picnic node is proposed in a central location. This area would be the interface between the formal sporting fields to the east and the natural areas toward the western side of the facility.

This node is intended to attract users from across the whole LGA, but to also provide complementary recreation opportunities to users of the sport facilities within the Precinct.

Potential embellishments in this area include play elements attractive to children of all ages and abilities, natureplay opportunities and interactions with water (via zero-depth interactive water play elements).



**Kickabout and field games area**

The open grassed area directly south of the play and activity node will provide opportunities for kickabout and games such as tiggy, frisbee and touch.

**Picnic facilities**

A range of large and small picnic and barbecue nodes will be spread across this sub-precinct. Importantly, they will be established to provide for both larger gatherings (e.g. birthday parties) and smaller groups (e.g. families).

**Access, circulation and car parking**

Vehicles will be able to make their way quite close to this area via the internal roads. Car parking has been provided along the eastern edge of this sub-precinct with a smaller car park also located to the north-east of the play and activity node. In total, there are 227 sealed spaces adjoining the area with additional overflow parking available directly to the north.



Sealed paths will link car parks with the activity nodes. These paths then form a system of opportunities that continue into further areas within the Precinct. Additionally, a 2.5km loop involving sealed paths, boardwalks and compacted unsealed track will start and finish from this sub-precinct.



### 5.2.3 Bike activity sub-precinct



**Criterium cycling track**

The proposed criterium track will be the only one of its kind within the LGA. The bitumen track includes three looped 'options' - the outer loop 1.2km, secondary loop 1km and the inner loop 0.6km. These loops allow for a range of training and racing opportunities. Additionally, the venue will prove attractive for sports such as duathlon. A facility of this nature will host regular events (up to state-standard).

The proposed overpass will be used by spectators, competitors and commissaires. It will also be used to display notices such as lap counters and any hazards on the track.

In the medium-term, options to light this track should be investigated.



**BMX track**

The proposed state-level BMX facility will be lit and include a start ramp with both local and state-level options and a quality track with Sic surfacing. The start ramp will be accessible via the overpass or from ground level. A track marshal observation tower will provide views across the track, while an administration booth will be provided near the finish line.

Given the quality of surfacing, and the potential damage that can be caused by inappropriate use, the track will be fenced.



**Pump track**

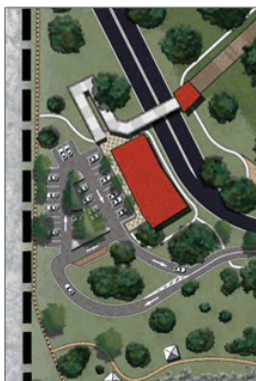
To complement the criterium and BMX opportunities, a pump track will be established within the sub-precinct. This bitumen track will prove attractive for all ages and abilities (and can also be used as a warm-up area for BMX events).



**Clubhouse**

A shared clubhouse has been proposed for the highest location within this area. A two-storey building would provide views across all of the bike and cycle facilities.

The clubhouse would incorporate amenities, changerooms, canteen, office space, storage and social areas.



**Natural elements**

Given the significance of some of the vegetation within this sub-precinct, the various tracks should be designed to retain specimens where practical.

Where the criterium track crosses the drainage areas, culverts and pipes will be constructed so as not to unnecessarily impact flow paths.

**Access, circulation and car parking**

An internal road will lead from the east of the Precinct to the sub-precinct. A formal car park (with 45 spaces) and areas of overflow parking have been provided near to the clubhouse. Both sealed and unsealed paths will link the sub-precinct with the wider activity areas within the Precinct.



### 5.2.4 Wetland and forest sub-precinct

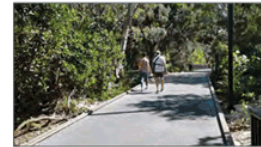


**Rehabilitated drainage areas**

The central west side of the Precinct includes drainage corridors and significant vegetation. These areas will be rehabilitated through weed management and revegetation practices. Not only will this enhance the visual amenity, it will also further re-establish the habitats within this sub-precinct.

**Boardwalks, viewing platforms, path network**

A network of boardwalks, viewing platforms, sealed and unsealed paths are proposed across this sub-precinct. They will weave in and out of heavily forested areas and provide opportunities to walk 'within and above' the wetlands, vegetation and fauna. This network will link with all of the key activity areas across the Precinct.



### 5.2.5 Conservation sub-precinct



**Conservation practices**

The southern end of the Precinct has been identified as an area of high-value vegetation and key corridors. Council's natural areas teams are already managing this area reflective of the important conservation values (e.g. unnecessary tracks are being rationalised).

The development of the northern end of the Precinct will not alter the conservation-focus for the remainder of the site.

**Track network**

While conservation will remain the key focus for the southern end of the Precinct, opportunity exists for low impact track and trail development. A range of potential users have been identified.

Horse riders and mountain bikers will be seeking slightly wider cleared tracks that link with the wider riding network. Council's multi-use trails (that play an important role in fire management) are appropriate for these uses.

Bushwalkers, bird watchers and nature appreciation enthusiasts prefer smaller tracks where they can enjoy a 'quieter' experience without unexpected disturbance from horse riders and mountain bikers. Council is encouraged to work with these users to identify the areas within the conservation sub-precinct where the vegetation and topography will be attractive for track development.



**Trailhead**

A trailhead is proposed at the interface between the sports field and conservation sub-precincts. This facility would include a shelter, seating, interpretive and directional signage and access to water.



### 5.3 Staged implementation

It is important to note that realising this Master Plan will require resource commitment from both Council and the user groups. Additionally, State and Federal Government grants will be sought to fund many of the infrastructure items.

Adopting the master plan does not commit Council to fully fund each project. The cost of the development of the Master Plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides a staged approach to implementation. The information provided is designed as a flexible guide—changes in user group priorities or earlier opportunities for funding may alter staging.

#### **Stage 1 (Shorter-term)**

- Construct an internal road way with a minimum of two exit points
- Construct an internal road way to the bike activity sub-precinct
- Construct the criterium track
- Construct the BMX track, administration booth and observation tower
- Construct the bike activity sub-precinct clubhouse
- Construct the bike activity sub-precinct parking
- Construct the regional-level play and activity node
- Construct the car parking directly north-west of the play and activity node
- Commence revegetation and rehabilitation of drainage lines
- Commence development of the track network throughout the conservation sub-precinct
- Construct the on-site sewerage treatment facility

#### **Stage 2 (Medium-term)**

- Construct the pump track
- Investigate options to light the criterium track
- Construct the sealed path, boardwalk and unsealed trail networks throughout the recreation and wetland and forest sub-precincts
- Construct the kickabout area, associated barbecue and picnic nodes and parking area directly to the east
- Construct additional picnic nodes across the bike activity, recreation and wetland and forest sub-precincts

#### **Caveat**

Staging for the playing field development will be dependent on the preferred formal sports to be established at the Precinct. The sports chosen will impact the ultimate requirements for car parking, clubhouses and central access road location. There is potential for sports field development to be brought forward as a short-term priority or held back for longer-term capital works.





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## 15.4 WAT-003-P PRESSURE SEWERAGE SYSTEM POLICY

### Objective Reference:

**Authorising Officer:** Peter Best, General Manager Infrastructure & Operations

**Responsible Officer:** Matthew Ingerman, Acting Group Manager Water and Waste Infrastructure

**Report Author:** Moira Zeilinga, Engineer - Infrastructure and Planning

**Attachments:** 1. WAT-003-P Pressure Sewerage System Policy [↓](#)

### PURPOSE

To seek adoption of WAT-003-P Pressure Sewerage System Policy. This policy provides a head of power to facilitate design and installation of Pressure Sewerage Systems (PSS). This will allow an alternative option for wastewater collection in wastewater network connected areas, where Council's preferred option of gravity sewers is not technically or economically feasible.

### BACKGROUND

The need for this new policy has been identified as part of the Point Lookout Backlog Sewerage Project (project). The project highlighted the requirement for an alternative solution for the conveyance of sewage for some allotments due to difficulties presented by the terrain and allotment constraints, posed by existing buildings, built infrastructure and flora.

Previously, PSS has been adopted in Thornlands by a developer, which resulted in many issues for Council's Plumbing Services team due to the absence of a Policy to provide guidelines for the design, installation and maintenance of these systems.

A PSS is an assembly of pressure and grinder pumps installed at each allotment/residence. The on allotment grinder and pressure pump assembly collect and make the wastewater into a slurry and pump the slurry to a Council sewer network, which transports the wastewater to a Council wastewater treatment plant.

WAT-003-P Pressure Sewerage System Policy (refer Attachment 1) describes how PSS are:

- Implemented in Council's local government area;
- The responsibilities and accountabilities for PSS design, installation, ownership, operation and maintenance; and
- Under what circumstances Council considers PSS solutions to be an acceptable proposition for wastewater management.

The Policy will be accompanied by a Guideline supported by detailed design and installation documentation. This document hierarchy is detailed below:

Redland City Plan / RCC Netserv Plan	•Overarching sewer network plan
RCC Pressure Sewerage Policy	•Proposed Policy for adoption
RCC Pressure Sewerage Guideline	•Guideline to assist Policy implementation
SEQ Pressure Sewerage Code and associated drawings	•Design & Construction Code for South-East Queensland
RCC SEQ Pressure Sewerage Code Amendment Schedule	•Proposed RCC amendments to SEQ Pressure Sewerage Code
RCC PSS Standard DA Conditions of Approval	•Proposed RCC standard DA conditions to support implementation
RCC Pressure Sewerage System Homeowner's Guide	•Brochure to assist homeowners who have PSS installed

RCC – Redland City Council

## ISSUES

In some cases, conventional gravity sewerage systems are very costly to construct. This generally occurs when the terrain is very hilly, very flat, subject to flooding or high water table.

PSS are not a substitute for gravity sewers as gravity sewer systems are a “flush and forget” system. With a PSS solution, ratepayers will incur the costs associated with the operation and maintenance of the on allotment PSS system.

Therefore, PSS may be utilised in situations where terrain and ground conditions make it impractical or uneconomical to service the area with a conventional gravity sewer arrangement.

In each circumstance where this situation is a design consideration and operational probability, Council officers will undertake a business case analysis to determine if a PSS solution is more appropriate than a Council in line pumped network solution, to transport wastewater to a Council wastewater treatment plant.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

*Water Supply (Safety and Reliability) Act 2008* and associated Regulation

*South-East Queensland Water (Distribution and Retail Restructuring) Act 2012*

The proposed Policy will be restricted to properties within wastewater (network) connected areas detailed in the Redland City Council Netserv Plan.

### Risk Management

The Policy provides an opportunity to educate residents on best practice installation, operation and maintenance of “on-property” PSS and ensure that PSS which are installed meet required standards and are cost effective for the residents.

The risks associated with installation of PSS are mitigated by having a formal Policy that:

- a) Enables Council to decline development applications which propose use of PSS, avoiding a legal appeals process of Council's decisions.
- b) Clearly defines installation and ownership responsibilities, avoiding potential customer complaints and negative media coverage for Council.

## Financial

There are no financial implication for FY2019-2020. All proposed Council installed PSS shall be accompanied by a business case for the respective financial year, detailing cost implications by specific project activity.

## People

Nil. The Policy will provide clarity to Council staff and property owners in relation to the implementation, operation, maintenance and ownership of PSS.

## Environmental

In areas where on-site septic systems become problematic and cause environmental nuisance or harm, PSS, connected to a Council sewer network, may provide a viable alternative where conventional gravity sewers are impractical or financially prohibitive to construct.

## Social

A Policy that restricts the use of PSS is required to protect Council's ratepayers from having unnecessary costly "on-property" wastewater collection systems, where gravity sewers feasible and cost effective.

## Alignment with Council's Policy and Plans

Corporate Plan 2018 – 2023

### 3. Embracing the bay

3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.

### 5. Wise planning and design

5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community outcomes.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Water & Waste Operations – Group Manager Water & Waste Operations	10/09/2019	Asset ownership needs to be clear
Water & Waste Operations – Service Manager Network Operations	16/09/2019	Confirm impact on sewage treatment plants receiving macerated sewage
City Planning & Assessment – Senior Appeals Planner	17/09/2019	Policy needs to be sufficiently rigid to avoid appeals in the future. Technical guides help to strengthen Council's position. Draft DA conditions to support the consistent implementation of the Policy.
Environment and Regulation – Service Manager Development Control, Team Leader Plumbing Services, Plumbing and Drainage Assessment Officer(s)	17/09/2019	Having "on-property" assets installed as part of the development on vacant land is problematic when land is cut/filled to suit site buildings. Clarification on responsibilities is required for owners and people buying properties.
Environment and Regulation – Service Manager Health & Environment, Team Leader Environmental Health	17/09/2019	Maintenance awareness is essential for system users to avoid sewage spills onto neighbouring allotments or creation of odour nuisance.
City Planning & Assessment – Principal Advisor Infrastructure Planning	17/09/2019	Consider restricting the Policy to areas such as Point Lookout.
Organisational Services – Service	17/09/2019	It is possible to set a flag in the rating system to notify

Consulted	Consultation Date	Comments/Actions
Manager Financial Operations, Team Leader Billing Services, Senior Financial Modeller		prospective buyers that the property is in a PSS area and advise owner responsibilities.
City Planning & Assessment – Service Manager Engineering and Environmental Assessment, Team Leader Engineering Assessment, Assessment Engineer, Technical Officer	18/08/2019	Consider restricting the Policy to areas such as Point Lookout.
Risk and Liability Services – Service Manager Risk and Liability Services	20/09/2019	Risk assessment developed.
Water & Waste Operations	23/09/2019	Council should not own, operate or maintain the “on-property” pump assets as done in southern states as many maintenance issues (i.e. blockages) arise if homeowners don’t adhere to recommendations on what must not be flushed i.e. baby wipes, nappies etc.
Corporate Governance – Policy and Local Laws Coordinator	25/09/2019	Policy focussed on strategic intent and guideline to assist with implementation and define responsibilities
All Stakeholders	October 2019	Reviewed DRAFT Policy and Guideline

## OPTIONS

### Option One

That Council resolves to approve and adopt policy WAT-003-P Pressure Sewerage System Policy as detailed in Attachment 1 of this report.

### Option Two

That Council resolves not to adopt policy WAT-003-P Pressure Sewerage System Policy as detailed in Attachment 1 of this report.

## OFFICER’S RECOMMENDATION

**That Council resolves to approve and adopt policy WAT-003-P Pressure Sewerage System Policy as detailed in Attachment 1 of this report.**



# Pressure Sewerage System Policy

Policy Identifier: WAT-003-P  
Effective Date:  
Version: 1  
Review Date:  
Approved by:

## Head of Power

*Water Supply (Safety and Reliability) Act 2008*  
*Water Supply (Safety and Reliability) Regulation 2011*  
*South-East Queensland Water (Distribution and Retail Restructuring) Act 2012*

## Policy Objective

To describe how Pressure Sewerage Systems (PSS) are implemented in the Redland City Council (RCC) local government area (LGA) and define the ownership, operation and maintenance responsibilities of the PSS.

## Policy Statement

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council is committed to providing an alternative solution for wastewater collection in wastewater connection areas in RCC LGA. PSS will be considered as an alternative solution for use by Council only and subject to:

- Terrain and ground conditions where it is impractical or uneconomical to service the area with conventional gravity sewer.
- Extension of sewer network by Council (supported by a business case) to properties within the existing wastewater connection areas that are currently not serviced by a Council gravity sewer.
- Meeting Council's Guideline criteria as set out within the *Pressure Sewerage System Guideline (A4167125)*.

RCC is responsible for the design, installation and commissioning for all on-property assets of a PSS. Council will donate the on-property assets to the property owner.

Property owners are responsible for operation, maintenance and renewal of all on-property assets in accordance with the Redland City Council Pressure Sewerage System Home Owner's Guide. Property owners must maintain and provide on request a current maintenance agreement with a registered service agent (to the satisfaction of Council) to service their on-property assets.



# Pressure Sewerage System Policy

## Definitions

Term	Definition
Conventional gravity sewer	A pipe network for the collection and transport of wastewater by gravity flow through buried piping systems to a central wastewater treatment facility.
Off-property assets	Assets, owned by RCC, for the transport of wastewater that are outside a property boundary with the asset ownership boundary starting from and including the property isolation valve.
On-property assets	Assets owned by the property owner for the collection of wastewater within the property boundary including the sanitary drain, the grinder (or macerator) pump and collection tank, electrical works, control / alarm panels, property discharge line and boundary kit (up to but not including the property isolating valve which is owned by RCC). Refer Drawing SEQ-PSS-1101-1 and SEQ-PSS-1102-1.
Pressure Sewerage System (PSS)	Complete system wherein wastewater is conveyed under pressure generated by pumping units located on each property to a wastewater treatment facility or another wastewater system for treatment and disposal.
Property owner	Person or legal entity who owns the parcel of land being serviced.
Sewerage system	Network of pipelines and ancillary works that conveys sewage to a wastewater treatment works facility for treatment and disposal.
Wastewater Connection Area	Properties within the existing wastewater connected areas (as shown within the RCC Netserv Plan – Part A).

## Associated Documents

- Pressure Sewerage System Guideline ([A4167125](#))
- Provision of Wastewater House Connection Policy ([A196634](#))
- RCC Netserv Plan - Part A
- RCC Pressure Sewerage Code Amendment Schedule
- Redland City Council Pressure Sewerage System Home Owner's Guide
- Redland City Plan
- SEQ Pressure Sewerage Code and associated Drawings (Drawing SEQ-PSS-1000-1 to SEQ-PSS-1102-1)

## Document Control

Only Council can approve amendments to this document by resolution of a General Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments (A4063988).

Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

## Version Control

Version number	Date	Key Changes
1	December 2019	New policy



## 15.5 AMENDMENT TO FEES & CHARGES SCHEDULE

### Objective Reference:

**Authorising Officer:** Peter Best, General Manager Infrastructure & Operations

**Responsible Officer:** Sherry Clarke, Group Manager City Operations

**Report Author:** John Frew, Service Manager Roads, Drainage & Marine Maintenance

**Attachments:** 1. Amended Roads, Drainage and Marine Fees and Charges [↓](#)

### PURPOSE

To seek approval for an amendment to the adopted 2019-2020 Fees and Charges Schedule. The amendment is for a new charge, proposed to cover the sale of rock from Council's Fisherman Quarry No.1 to residents on North Stradbroke Island under strict guidelines for the purpose of carrying out emergency erosion protection on privately owned foreshore properties.

### BACKGROUND

The Fees and Charges Schedule for 2019-2020 was adopted in General Meeting on 5 June 2019. A further requirement has been identified and a change is proposed as per Appendix A (attachment 1). This new charge is the result of requests from residents on North Stradbroke Island for Council to supply rock from Fisherman Quarry No.1 for emergency works at Amity Point.

Council holds a Sales Permit from the Department of Agriculture Forestry (DAF) PD2010808 which allows the holder to sell forestry product e.g. rocks, gravel and sand to third parties. The sales permit is current with an expiry date of 31 December 2020 and does not place limitations on the circumstances under which a sale may be made.

The following definition of what constitutes an emergency is currently being used by the City Infrastructure Group:

Council will treat an emergency (in the context of a decision to supply rock where requested by a private resident) as a situation where there is active slumping occurring and/or there are parts of the property with limited or no rock coverage remaining.

### ISSUES

The fees and charges presented to Council contain the following amendments:

1. Adding a new charge to the adopted 2019-2020 Fees and Charges Schedule;

The proposed new charge to be added to the adopted 2019-2020 Fees and Charges Schedule is listed on Appendix A. The remainder of the adopted Fees and Charges will be reviewed later in the financial year as part of Council's annual revision process.

### STRATEGIC IMPLICATIONS

#### Legislative Requirements

Section 98 of the *Local Government Act 2009* requires a local government to keep a register of fees. For transparency, Council publishes all its annual fees and charges. Under Section 262(3)(c) of the *Local Government Act 2009*, Council is able to charge for services and facilities it supplies which are not covered under Section 97(2) of the *Local Government Act 2009*. Unlike regulatory charges, Council has the option to factor in a margin for providing a non-regulatory charge such as is the subject of this report.

## **Risk Management**

Council's Fees and Charges Schedule is reviewed by business areas to ensure charges are as current and accurate as possible. Additionally, Council reviews its long term financial strategy on an annual basis and considers the weighted indices, growth and price factors.

The Business Partnering Unit reviewed the proposed sale of gravel on North Stradbroke Island as a potential business activity that may be subject to the Code of Competitive Conduct in the 2019-2020 financial year pursuant to section 32 of the Local Government Regulation 2012.

In order to remove any advantages or disadvantages, the competitive neutrality principle has been applied to this new charge. The activity was considered to see if it gives rise to any material competition with the private sector, however the proposed activity to be conducted by Council, does not meet the relevant financial thresholds, but has nonetheless been reviewed in preparing this report.

Accordingly, we consider that the proposed new service is not subject to the Code of Competitive Conduct pursuant to section 32 of the Local Government Regulation 2012.

## **Financial**

As it is intended that the supply of rock would only be for emergency repairs of erosion, the charge proposed is substantially below that available from other commercial suppliers. The charge is calculated on the basis of Council recovering the cost of drilling and blasting to produce the rock, the royalties payable to DAF on the sale of rock to third parties and the costs associated with maintaining a sales permit and extractive licence. A charge of \$15.00 (inc. GST) per cubic meter is proposed. This charge is approximately 60% of a comparable commercial rate once allowance has been made for the rock purchaser being responsible for the costs of sorting the rock, loading onto trucks and transport to the erosion site.

At the time of writing this report, preparatory work is in hand to provide rock from Fisherman Quarry No.1 with the intention of invoicing the residents following the setting of this charge.

## **People**

There will be some impact on Council staff with statutory reporting to State Government, the payment of royalties under the sales permit and administration of the quarry site while load out operations are being undertaken.

## **Environmental**

Council last blasted rock at Fisherman Quarry No.1 in 2005 with approximately 20,000m<sup>3</sup> of rock being produced. There is still sufficient rock remaining from the original 20,000m<sup>3</sup> to meet the current requirement which has been estimated at 200m<sup>3</sup>. This rock only requires loading for transport to site and therefore environmental impact is minimal. Should there be a need for the production of more rock in the future, there will be environmental impacts in respect of blasting operations.

## **Social**

There are no social implications for this report

## **Alignment with Council's Policy and Plans**

The proposed fees and charges align with Council's Policy POL-1837 Revenue and Guideline GL-1837-2 Register of Fees.

The amendment of the Fees and Charges Schedule 2019/20 aligns to Council's Corporate Plan 2015-2020 key outcome three, Embracing the bay.

### CONSULTATION

Consulted	Consultation Date	Comments/Actions
Quandamooka Yoolooburrabee Aboriginal Corporation	October 2019	General Counsel correspondence
Management Accountant Commercial Business - BPU	November 2019	Advice provided
Parks and Conservation Service Manager	November 2019	Advice provided
Technical Officer Quality systems - RDM	November 2019	Advice provided
Adviser – Marine Strategic Infrastructure	November 2019	Advice provided
Councillor- Division 2	November 2019	Informed

### OPTIONS

#### Option One

That Council resolves to adopt a new charge to 2019-2020 Fees and Charges Schedule and note the amendment to 2019-2020 Fees and Charges Schedule.

#### Option Two

That Council resolves to not adopt the new charge.

### OFFICER'S RECOMMENDATION

**That Council resolves to adopt a new charge to 2019-2020 Fees and Charges Schedule and note the amendment to 2019-2020 Fees and Charges Schedule.**

## Appendix A

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type
<b>ROADS &amp; DRAINAGE</b>						
ASRR1.0	Application for Structure on Road Reserve Includes but is not limited to: Shipping Containers, Rubbish, Skips.	per 7 days	192.40		192.40	R
ASRR1.1	Includes but is not limited to: Shipping Containers, Rubbish, Skips.	per 30 days	625.35		625.35	R
BIDC1.0	Bitumen Invert Driveway Crossover (Installed by Council) Bitumen Invert Driveway Crossover (Installed		1,011.09	101.11	1,112.20	C
BIDC1.1	Extension to maximum of 6.0m per 0.5m		94.09	9.41	103.50	C
CIDC1.0	Concrete Invert Driveway Crossover - (Installed by Council) 3.6m Kerb and channel invert crossing	per driveway	1,657.86	165.79	1,823.65	C
CIDC1.1	Extension to maximum of 6.0m per 0.5m		151.50	15.15	166.65	C
DDC1.0	DOMESTIC DRIVEWAY CROSSOVER Application & Inspection fee	per driveway	186.77	18.68	205.45	C
IFGC1.0	Glare Complaints	per	66.14	6.61	72.75	C
OER1.0	Options as per Energex recommendation Supply and fit standard internal baffle to Sylvania B2223 and B2224 series	per investigation			50% of Current Energex Cost	C
OER1.1	Install Internal Shield (Glare Foil)	per Supply			50% of Current Energex Cost	C
OER1.2	and fit adhesive shield to Sylvania	per installation			50% of Current Energex Cost	C
OER1.3	fit a unique shield to a standard or	per installation			50% of Current Energex Cost	C
OER1.4	Change Light Fitting – Major Road	per installation			50% of Current Energex Cost	C
OER1.5	Change Light Fitting – Minor Road	per installation			50% of Current Energex Cost	C

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**Supply of Rock Material North Stradbroke Island Confidential Report 11 November 2019**


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Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type
TCP1.0	Traffic Control Permits Application fee for Traffic Control Permit or Renewal of Traffic Control Permit (permit period 1Oct to 30Sept)	per permit	259.68	25.97	285.65	C
TCP1.1	Extension to Traffic Control Permits	per request	64.45	6.45	70.90	C
ROC1.0	Rock from NSI Fisherman quarry	Per request	13.64	1.36	15.00	C

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*s.171 Use of information by councillors, s.199 Improper conduct by local government employees and s.200 Use of  
 information by local government employees of the Local Government Act 2009*

**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.

<b>Urgent Business Checklist</b>	<b>YES</b>	<b>NO</b>
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 Redland Investment Corporation 2019/2020 YTD September Financial Report

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

#### 19.2 Matzin Capital Pty Ltd V Redland City Council - Planning and Environmental Appeal No. 3797/19 - Appeal Against Refusal Of Advertising Sign - 22 October 2019

This matter is considered to be confidential under Section 275(1)(f) 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 starting or defending legal proceedings involving the local government.

#### 19.3 Investigations to Potentially Acquire Additional Land for Sport and Recreation Purposes

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

#### 19.4 Delegated Authority for Residual Waste Disposal Services

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

#### 19.5 Delegated Authority - Point Lookout Backlog Sewer and Water Main Project

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

#### 19.6 Land Aquisition for Future Car Parking - Russell Island

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

**19.7 Southern Moreton Bay Island Ferry Terminal Upgrade - Funding Collaboration Agreement**

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

**19.8 Redlands Coast Adventure Sport Precinct Feasibility Study**

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

**20 MEETING CLOSURE**



