

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 29 April 2020
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 - 11 March 2020

Special Meeting - 26 March 2020

Post-Election Meeting - 20 April 2020

6 MATTERS OUTSTANDING

6.1 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 resolves 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.

6.2 PETITION PRESENTED BY CR BISHOP REGARDING CANOE ENTRY AT QUEENS ESPLANADE BIRKDALE

At the General Meeting 18 December 2019 (Item 9.4 refers), Council resolved as follows:

Council resolves as follows:

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

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

6.3 INVESTIGATIONS TO POTENTIALLY ACQUIRE ADDITIONAL LAND FOR SPORT AND RECREATION PURPOSES

At the General Meeting 18 December 2019 (Item 19.3 refers), Council resolved as follows:

That Council resolves as follows:

1. *To delegate authority to the Chief Executive Officer under section 257(1)(b) of the Local Government Act 2009, to identify, investigate and commence negotiations for additional suitable sport and recreation land, to augment the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road.*
2. *That officers prepare a report back to Council outlining:*
 - a) *the investigation and negotiation outcomes, and*
 - b) *the proposed funding strategy to acquire additional land for sport and recreation purposes.*
3. *That this report remains confidential as required by any legal or statutory obligation, 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.

6.4 NOTICE OF MOTION FROM CR BOGLARY REGARDING MEDIUM DENSITY ZONE CODE REVIEW

At the General Meeting 29 January 2020 (Item 17.1 refers), Council resolved as follows:

That Council resolves as follows:

1. *To undertake an urgent review of the design and built form outcomes being delivered in accordance the Medium Density Residential zone code in City Plan.*
2. *To ensure the review includes an assessment of the effectiveness of the Multiple Dwelling Design Guide and consider whether the design guide should be included in City Plan.*
3. *To request officers undertake the following:*
 - a) *Prepare a report to Council outlining the findings of the review, as well as recommended changes to City Plan within three months;*
 - b) *Prepare a major amendment if required incorporating the proposed changes to City Plan supported by Council by the end of June 2020*

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

6.5 MAYORAL MINUTE – STATE KOALA MAPPING

At the General Meeting 12 February 2020 (Item 7.1 refers), Council resolved as follows:

That Council resolves to urgently review the new State Koala mapping and legislation adopted last week and bring a report back to Council by 27 May 2020 that:

1. *Identifies the areas of the city that were previously regulated koala habitat but have been removed under the new State Government mapping,*
2. *Provides possible planning mechanisms to protect environmental values of areas that are considered critical for wildlife habitat and movement no longer protected by the state mapping,*

3. *Identifies potential costs for Council to undertake the additional assessments required under the legislation.*

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

6.6 COMMUNITY CONSULTATION - POTENTIAL AMENDMENT TO LOCAL LAW NO. 2 (ANIMAL MANAGEMENT) 2015, REGISTER - ANIMALS IN PUBLIC PLACES

At the General Meeting 26 February 2020 (Item 10.1 refers), Council resolved as follows:

That Item 13.2 Community Consultation - Potential Amendment to Local Law No. 2 (Animal Management) 2015, Register - Animals in Public Places (as listed on the agenda) be withdrawn and a city wide review undertaken and brought back to a future meeting.

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

6.7 FORMER BIRKDALE COMMONWEALTH LAND - STATUS UPDATE

At the General Meeting 11 March 2020 (Item 14.5 refers), Council resolved as follows:

That Council resolves as follows:

1. *To note this status update report on the former Commonwealth Land at 362-388 Old Cleveland Road East, Birkdale.*
2. *To note that officers will prepare a report to Council summarising the findings of the environmental, planning and land assessments, gap analysis and the outcomes of the community conversations once complete.*
3. *To note that officers will prepare a report to Council for adoption of the Conservation (Heritage) Management Plan once complete.*

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

There will be no Public Participation as this meeting is closed to the public, as a result of COVID-19 Pandemic social restrictions and regulation changes.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

10 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

In summary:

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

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

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

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

Record of material personal interest

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

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

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

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

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

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

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

Record of conflict of interest

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

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

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

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

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

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

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

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

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

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

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

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

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

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 FEBRUARY 2020 AND MARCH 2020 MONTHLY FINANCIAL REPORTS

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. February 2020 Monthly Financial Report**
- 2. March 2020 Monthly Financial Report**

PURPOSE

To note the year to date financial results as at 29 February 2020 and 31 March 2020.

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

COVID-19 Pandemic

In March, Council announced a social and economic package to support local residents, businesses and community groups through the impacts of COVID-19 pandemic. This will likely have a significant impact on Council's budget, given the spread of changes and associated impacts, noting the quantum is yet unknown but officers are now forecasting an operating deficit in the 2019-2020 financial year based on the support package.

Timing of general meeting in March 2020

There was only one general meeting early in March where the actual financial performance for the financial year up to the end of February 2020 could be reviewed. However, it was not possible for Council's financial report to be completed by the agenda cut-off, hence a high level report was presented at the March general meeting.

2019-20 Budget Review

Council adopted its revised budget at the General Meeting on 12 February 2020 and the revised budget numbers are reflected in these reports.

Interim audit 2019-2020

The Queensland Audit Office (QAO) conducted the 2019-2020 interim audit visit from 9-20 March. As per previous years, this visit affords the opportunity for interim reviews to be undertaken on Council's systems and controls. The interim management report will be reviewed as part of 2019-2020 year end audit.

Development of Budget 2020-2021

Council officers are currently compiling submissions for the 2020-2021 budget.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of February 2020 and March 2020 respectively.

- 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 February 2020 and March 2020 and continues to be a stretch target for Council with renewal spends of \$12.40M and depreciation expense of \$38.90M 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 February 2020 and March 2020 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 February 2020 and March 2020 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 February 2020 and March 2020.

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.

Human Rights

There are no human rights implications for this report 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

Consulted	Date	Comment
Council departmental officers	Year to date March 2020	Consulted on financial results and outcomes
Financial Services Group officers	Year to date March 2020	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date March 2020	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 February 2020 and March 2020 as presented in the attached Monthly Financial Reports.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for February 2020 and March 2020 as presented in the attached Monthly Financial Reports.



Monthly Financial Report

February 2020



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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 29 February 2020. The year to date and annual revised budget referred to in this report incorporates the changes from the first budget review adopted by Council on 12 February 2020.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	-	12,821	14,049	1,228	10%	✓
Recurrent Revenue	297,210	207,590	203,934	(3,656)	-2%	✗
Recurrent Expenditure	297,210	194,769	189,885	(4,884)	-3%	✓
Capital Works Expenditure	82,426	49,931	39,905	(10,026)	-20%	✓
Closing Cash & Cash Equivalents	169,514	180,948	176,740	(4,208)	-2%	✗

Council reported a year to date operating surplus of \$14.05M which is favourable to the revised budget by \$1.23M mainly due to less than budget recurrent expenditure. Bulk water consumption is lower than expected, resulting in lower than expected revenue. The favourable variance in recurrent expenditure is mainly due to underspend in bulk water costs and contractor costs. Of note, Interest income is lower than budget due to historically lower interest rates on investments.

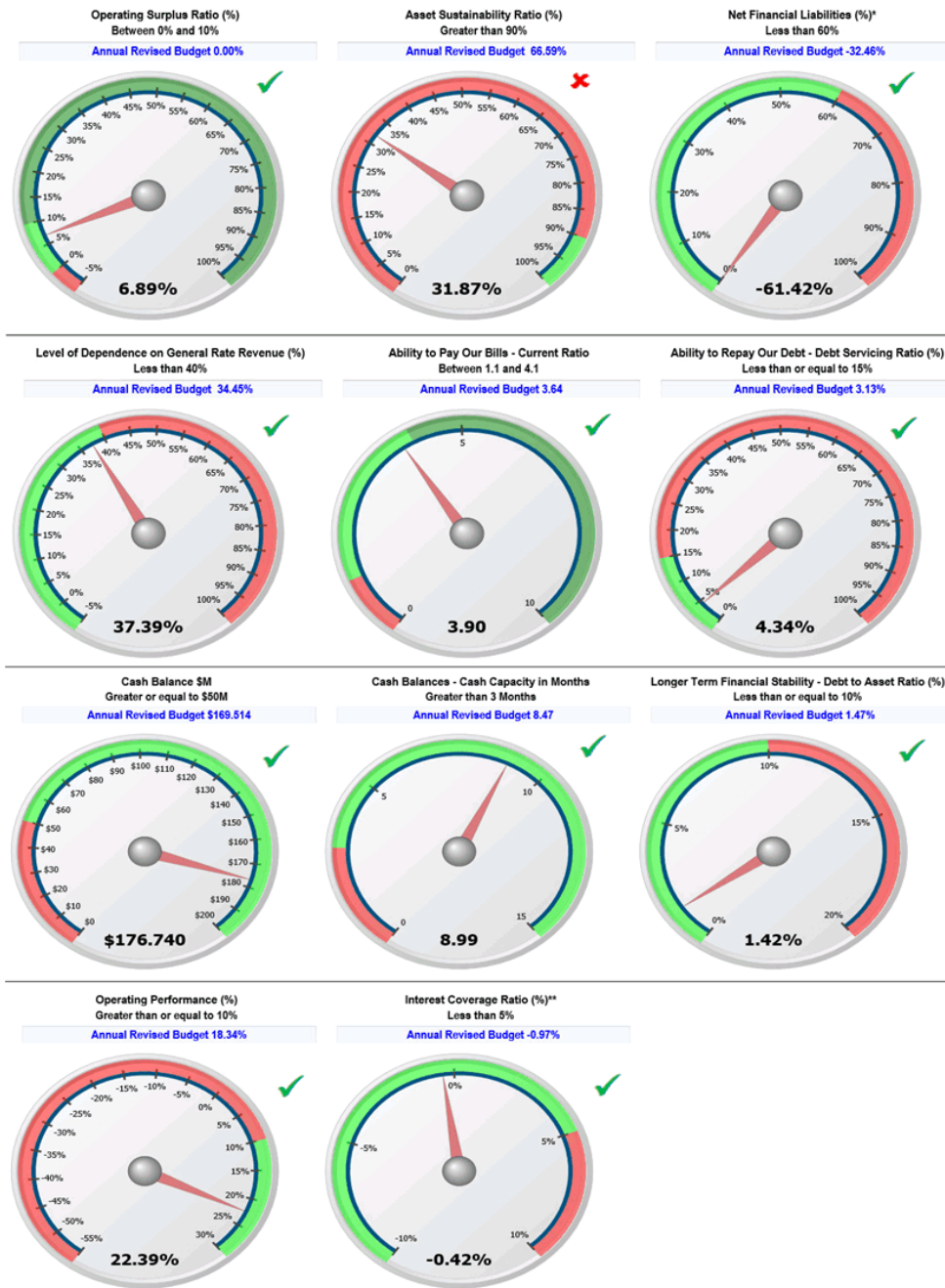
Capital grants, subsidies and contributions are below budget due to timing of developer cash contributions. Loss on disposal of non-current assets is mainly due to sale of fleet assets and replacement of road assets.

Council's capital works expenditure is below budget by \$10.03M due to timing of works for a number of infrastructure projects and assets acquisition.

Constrained cash reserves represent 61% of the cash balance.

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)

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 29 February 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates charges	104,953	105,253	78,499	78,397	(102)
Levies and utility charges	152,328	152,728	103,361	101,788	(1,573)
Less: Pensioner remissions and rebates	(3,333)	(3,328)	(2,465)	(2,456)	9
Fees	14,632	14,622	9,394	9,031	(363)
Rental income	925	925	632	685	53
Interest received	5,231	5,231	3,368	2,404	(964)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,877	2,342	1,922	(420)
Other income	525	656	514	983	469
Grants, subsidies and contributions	18,456	17,246	11,945	11,180	(765)
Total recurrent revenue	297,572	297,210	207,590	203,934	(3,656)
Recurrent expenses					
Employee benefits	90,372	90,486	60,423	60,678	255
Materials and services	140,138	139,805	89,766	84,351	(5,415)
Finance costs	2,809	2,809	1,872	1,812	(60)
Depreciation and amortisation	65,279	65,279	43,519	43,973	454
Other expenditure	514	514	335	175	(160)
Net internal costs	(1,735)	(1,684)	(1,146)	(1,104)	42
Total recurrent expenses	297,377	297,210	194,769	189,885	(4,884)
OPERATING SURPLUS / (DEFICIT)	195	-	12,821	14,049	1,228
Capital revenue					
Grants, subsidies and contributions	24,492	26,869	17,848	12,085	(5,763)
Non-cash contributions	3,480	3,480	2,319	1,019	(1,300)
Total capital revenue	27,973	30,350	20,167	13,104	(7,063)
Capital expenses					
(Gain) / loss on disposal of non-current assets	112	(519)	70	1,543	1,473
Total capital expenses	112	(519)	70	1,543	1,473
TOTAL INCOME	325,545	327,559	227,757	217,038	(10,719)
TOTAL EXPENSES	297,489	296,691	194,839	191,428	(3,411)
NET RESULT	28,056	30,869	32,918	25,610	(7,308)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	28,056	30,869	32,918	25,610	(7,308)

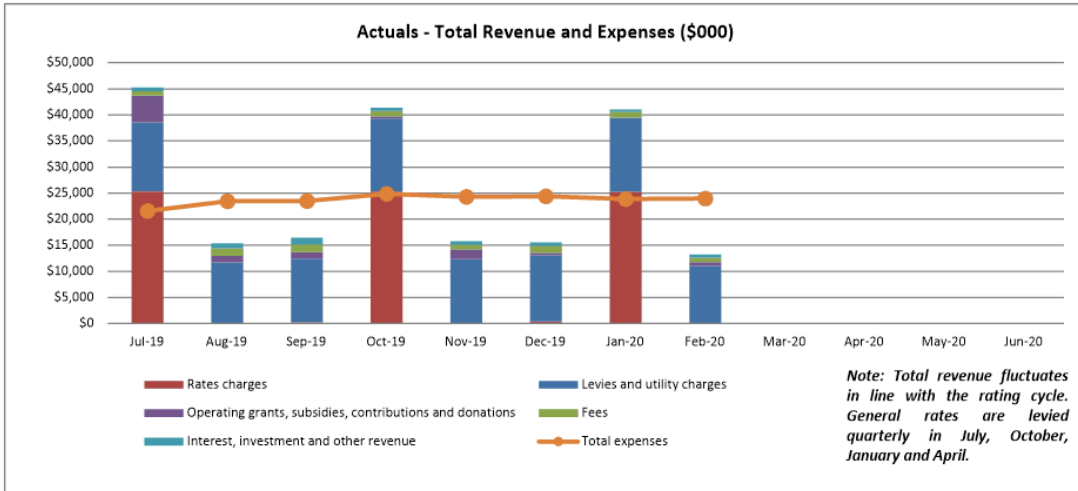
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 29 February 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Levies and utility charges					
Refuse collection rate charge	26,968	26,968	17,896	17,489	(407)
SES separate charge	487	487	365	364	(1)
Environment separate charge	8,721	8,721	6,522	6,516	(6)
Separate charge landfill remediation	2,896	2,896	1,925	1,923	(2)
Wastewater charges	46,347	46,347	30,797	30,255	(542)
Water access charges	19,105	19,105	12,685	12,675	(10)
Water consumption charges	47,804	48,204	33,171	32,566	(605)
Total levies and utility charges	152,328	152,728	103,361	101,788	(1,573)

MATERIALS AND SERVICES ANALYSIS					
For the period ending 29 February 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	41,225	41,155	24,464	21,397	(3,067)
Consultants	3,291	3,438	1,689	983	(706)
Other Council outsourcing costs*	17,527	17,559	11,375	11,334	(41)
Purchase of materials	50,161	50,323	34,065	32,668	(1,397)
Office administration costs	11,357	11,114	7,295	7,722	427
Electricity charges	6,138	5,688	3,858	3,632	(226)
Plant operations	3,873	3,970	2,585	2,737	152
Information technology resources	3,080	3,044	1,991	1,759	(232)
General insurance	1,195	1,195	801	797	(4)
Community assistance**	1,649	1,699	1,221	892	(329)
Other material and service expenses	642	620	422	430	8
Total materials and services	140,138	139,805	89,766	84,351	(5,415)

* 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.

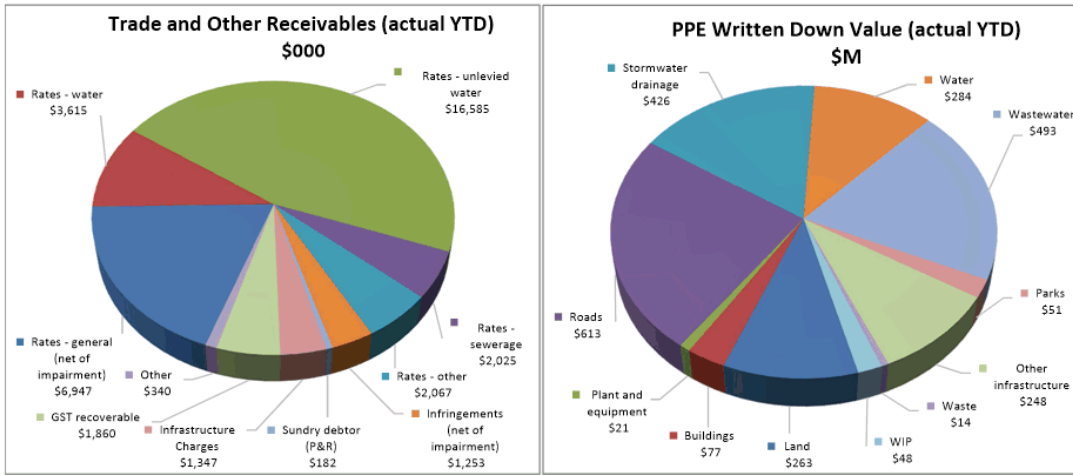


4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 29 February 2020				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	170,027	169,514	180,948	176,740
Trade and other receivables	30,532	34,819	33,980	36,221
Inventories	936	923	940	935
Non-current assets held for sale	-	-	-	11,113
Other current assets	1,765	2,340	2,340	4,587
Total current assets	203,260	207,596	218,208	229,596
NON-CURRENT ASSETS				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,073	2,551,040	2,538,092
Intangible assets	968	712	1,029	1,249
Right-of-use assets*	8,278	8,278	8,682	8,784
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	24,214	13,101
Total non-current assets	2,591,706	2,596,440	2,586,129	2,562,390
TOTAL ASSETS	2,794,966	2,804,036	2,804,337	2,791,986
CURRENT LIABILITIES				
Trade and other payables	23,817	30,981	27,523	25,334
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,051
Provisions - current	7,816	10,351	12,206	13,696
Other current liabilities	2,940	6,803	16,791	10,969
Total current liabilities	43,340	57,018	65,404	58,895
NON-CURRENT LIABILITIES				
Borrowings - non-current	33,400	33,283	22,802	22,852
Lease liability - non-current*	7,412	7,412	7,758	7,813
Provisions - non-current	14,752	13,409	13,409	14,771
Total non-current liabilities	55,563	54,105	43,969	45,436
TOTAL LIABILITIES	98,904	111,123	109,373	104,331
NET COMMUNITY ASSETS	2,696,062	2,692,914	2,694,964	2,687,655
COMMUNITY EQUITY				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,578,295	1,578,691	1,571,285
Constrained cash reserves	116,993	106,499	108,153	108,250
TOTAL COMMUNITY EQUITY	2,696,062	2,692,914	2,694,964	2,687,655

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

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT OF USE ASSETS For the period ending 29 February 2020				
	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	3,698	3,788
Land	4,372	4,372	4,554	4,554
Plant and Equipment	415	415	430	442
Closing balance	8,278	8,278	8,682	8,784

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 29 February 2020				
	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	85,907	52,252	40,661
Depreciation in year	(63,114)	(63,115)	(42,076)	(42,481)
Disposals	(1,531)	(2,600)	(1,017)	(2,107)
Other adjustments**	-	-	-	138
Closing balance	2,555,393	2,562,073	2,551,040	2,538,092

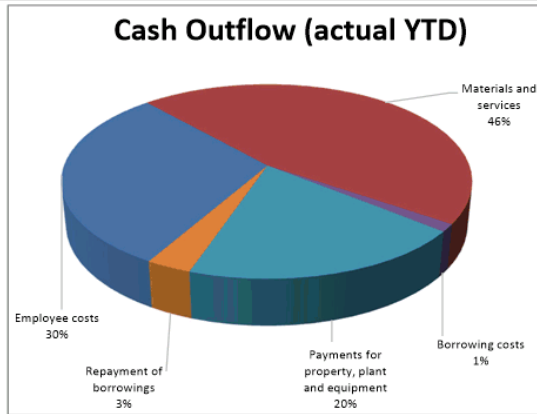
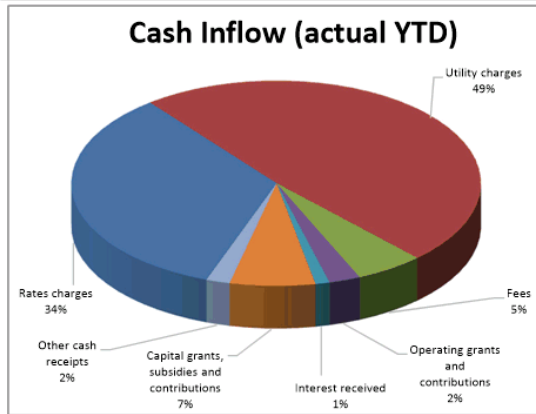
* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

** 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 29 February 2020				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	Actual
	\$000	\$000	\$000	\$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	272,371	273,008	199,531	194,101
Payments to suppliers and employees*	(237,536)	(237,369)	(159,221)	(154,638)
	34,835	35,640	40,310	39,463
Interest received	5,231	5,231	3,368	2,404
Dividend received	-	-	-	-
Rental income	925	925	632	685
Non-capital grants and contributions	16,097	14,888	11,864	5,396
Borrowing costs*	(2,480)	(2,480)	(2,472)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(177)	(175)
Net cash inflow / (outflow) from operating activities	54,342	53,937	53,525	45,357
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(58,432)	(79,742)	(47,247)	(39,293)
Payments for intangible assets	-	-	-	(264)
Proceeds from sale of property, plant and equipment	1,419	3,119	946	566
Capital grants, subsidies and contributions	24,492	26,869	17,848	14,634
Other cash flows from investing activities	-	-	-	(90)
Net cash inflow / (outflow) from investing activities	(32,521)	(49,753)	(28,453)	(24,447)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,527)	(5,530)
Right-of-use lease payment	(1,039)	(1,039)	(693)	(736)
Net cash inflow / (outflow) from financing activities	3,234	3,234	(6,220)	(6,266)
Net increase / (decrease) in cash held	25,055	7,418	18,852	14,644
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	169,514	180,948	176,740

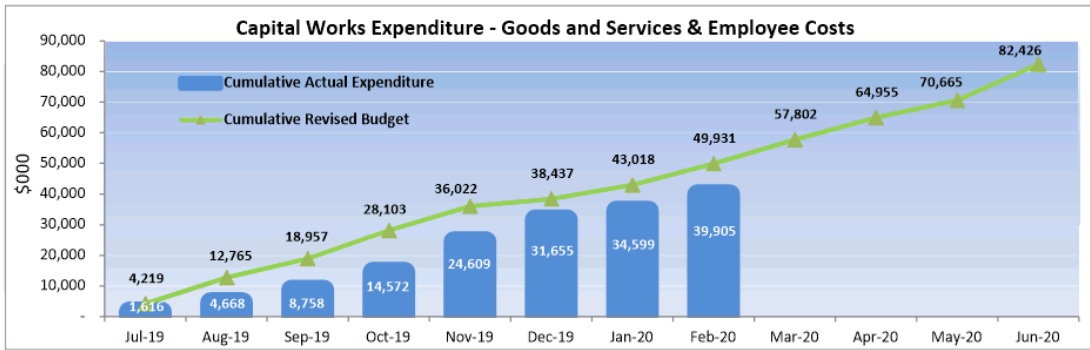


Total Cash Funding (Actual YTD)	217,786	Total Cash Expenditure (Actual YTD)	203,142
Total Cash Funding (Annual Revised Budget)	333,840	Total Cash Expenditure (Annual Revised Budget)	326,422
% of Budget Achieved YTD	65%	% of Budget Achieved YTD	62%

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

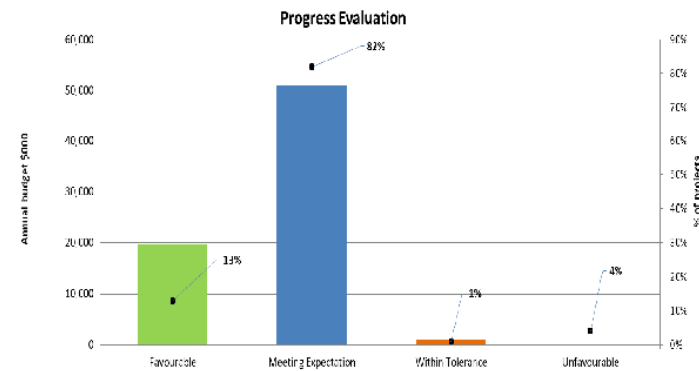


6. CAPITAL EXPENDITURE



	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capitalised goods and services	76,540	46,347	35,534	(10,813)
Capitalised employee costs	5,886	3,584	4,371	787
Total	82,426	49,931	39,905	(10,026)

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

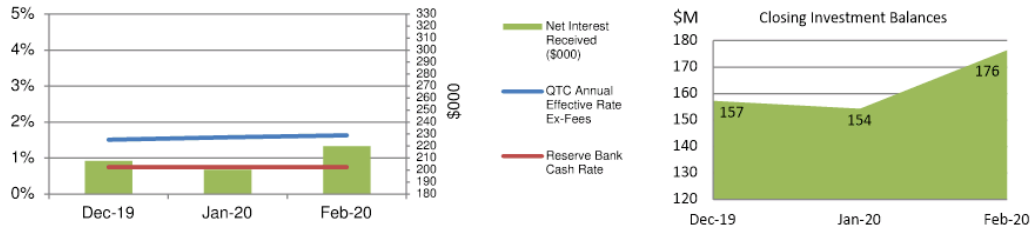
The status of two notable projects are as follows:

Project description	Progress
Victoria Point Waste Water Treatment Plant De-Watering Improvements - This project is to replace the dewatering equipment at Victoria Point Wastewater Treatment Plant .	Meeting Expectations
Bunker Road, Victoria Point, Road and Footpath Upgrade - This project is to upgrade the footpath including road widening to facilitate safe pedestrian movement.	Meeting Expectations



8. INVESTMENT & BORROWINGS REPORT

For the period ending 29 February 2020
INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$176.47M

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

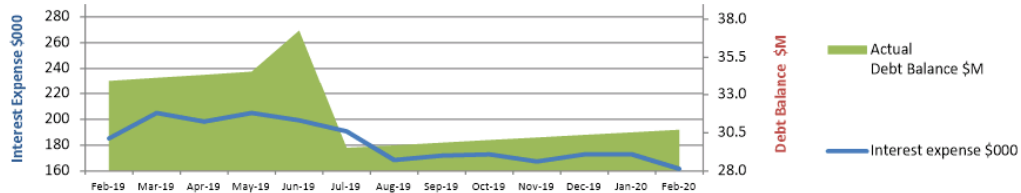
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 0.75% in the October 2019 sitting. Effective 4 March the Reserve Bank reduced the cash rate to 0.5% with a further reduction down to 0.25% effective 20 March 2020.

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 1.63%. 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 \$30.7M

General pool allocated to capital works is 99.66% and 0.34% 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 29 February 2020	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
Special Projects Reserve:					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	306	(186)	1,662
Waste Levy Reserve	To fund Waste Levy Program	-	4,646	(3,053)	1,593
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,766	2,224	(2,148)	1,842
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	20	(2)	18
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	1,905	(1,616)	4,361
		7,380	9,101	(7,005)	9,476
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	1,886	(1,123)	8,661
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	297	-	2,848
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	331	-	14,604
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	1,896	(208)	13,102
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	4,243	(4,187)	33,736
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	1,453	(2,068)	11,841
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	732	-	10,728
Constrained Works Res-Opr Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	44	(24)	105
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		93,046	10,882	(7,937)	95,991
Separate Charge Reserve:					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	-	(1,457)	-
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	6,516	(4,604)	1,912
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	364	(387)	16
		1,496	6,880	(6,448)	1,928
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	3	-	757
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	2	-	430
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)
		850	5	-	855
TOTALS		102,772	26,868	(21,390)	108,250
					Closing cash and cash equivalents
					176,740
					Reserves as percentage of cash balance
					61%

10. REDLAND WATER STATEMENTS

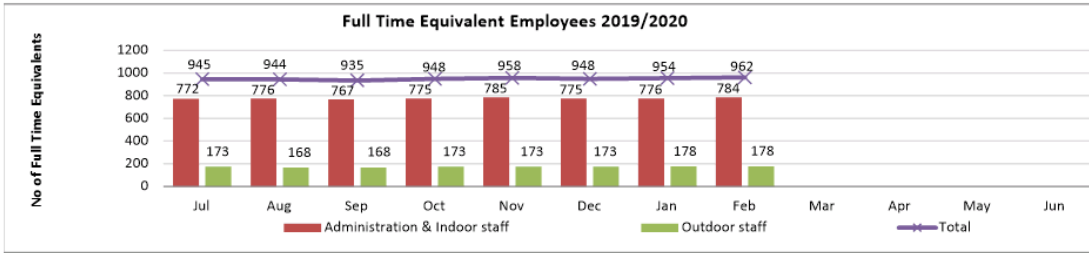
REDLAND WATER SUMMARY OPERATING STATEMENT					
For the period ending 29 February 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	116,436	116,966	78,696	77,576	(1,120)
Total expenses	66,474	66,681	44,383	43,652	(731)
Earnings before interest, tax and depreciation (EBITD)	49,963	50,285	34,313	33,924	(389)
External interest expense	136	136	91	91	-
Internal interest expense	14,867	14,867	9,911	9,911	-
Depreciation	23,823	23,823	15,882	16,133	251
Operating surplus / (deficit)	11,136	11,458	8,429	7,789	(640)
REDLAND WATER CAPITAL FUNDING STATEMENT					
For the period ending 29 February 2020					
	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	1,691	2,228	537
Net transfer (to) / from constrained capital reserves	(1,982)	495	(1,195)	(2,015)	(820)
Non-cash contributions	3,399	3,399	2,266	217	(2,049)
Funding from utility revenue	4,172	8,928	4,134	1,364	(2,770)
Total sources of capital funding	8,126	15,359	6,896	1,794	(5,102)
Contributed assets	3,399	3,399	2,266	217	(2,049)
Capitalised expenditure	4,179	11,412	4,264	1,217	(3,047)
Loan redemption	549	549	366	360	(6)
Total application of capital funds	8,126	15,359	6,896	1,794	(5,102)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT					
For the period ending 29 February 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	33,701	33,701	23,847	23,582	(265)
Total expenses	26,197	25,862	17,324	16,916	(408)
Earnings before interest, tax and depreciation (EBITD)	7,504	7,839	6,523	6,666	143
External interest expense	31	31	20	18	(2)
Depreciation	278	278	186	199	13
Operating surplus / (deficit)	7,195	7,530	6,317	6,449	132
REDWASTE CAPITAL FUNDING STATEMENT					
For the period ending 29 February 2020					
	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	3,046	878	475	(403)
Total sources of capital funding	746	3,046	878	475	(403)
Capitalised expenditure	608	2,908	756	377	(379)
Loan redemption	138	138	122	98	(24)
Total application of capital funds	746	3,046	878	475	(403)

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



February 2020: Headcount		Employee Type			
Department Level		Casual	Full Time	Part Time	Total
Office of CEO and People and Culture		4	36	10	50
Organisational Services		9	208	20	237
Community and Customer Services		36	274	77	387
Infrastructure and Operations		12	349	18	379
Total		61	867	125	1,053

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	Feb-20	% Overdue	Feb-19	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$7,974,268	3.8%	\$7,391,153	3.7%	\$583,115	0.1%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$812	0.0%	\$1,326	0.0%	-\$514	0.0%	
61 - 90	\$0	0.0%	\$0	0.0%	\$0	0.0%	
91 - 180	\$2,388,153	1.1%	\$2,422,731	1.2%	-\$34,578	-0.1%	
>180	\$4,454,972	2.1%	\$4,471,200	2.2%	-\$16,228	-0.1%	
Total	\$14,818,205	7.0%	\$14,286,410	7.1%	\$531,795	-0.1%	



13. GLOSSARY

Key Terms	
Written Down Value: <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>	
Work In Progress: <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	
Operating Surplus Ratio*: <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*: <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>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
Net Financial Liabilities*: <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio: <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense** + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M: <i>Cash balance includes cash on hand, cash at bank and other short term investments.</i>	Cash Held at Period End
Cash Capacity in Months: <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Longer Term Financial Stability - Debt to Asset Ratio: <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>	$\frac{\text{Current and Non-current Debt**}}{\text{Total Assets}}$
Operating Performance: <i>This ratio provides an indication of Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
Interest Coverage Ratio: <i>This ratio demonstrates the extent to which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service***}}{\text{Total Operating Revenue}}$

* 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.
 ** Debt includes lease liabilities.
 *** Interest expense includes interest on leases.



Monthly Financial Report

March 2020



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 March 2020. The year to date and annual revised budget referred to in this report incorporates the changes from the first budget review adopted by Council on 12 February 2020.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	-	3,067	4,152	1,085	35%	✓
Recurrent Revenue	297,210	222,893	219,876	(3,017)	-1%	✗
Recurrent Expenditure	297,210	219,826	215,724	(4,102)	-2%	✓
Capital Works Expenditure	82,426	56,705	47,454	(9,251)	-16%	✓
Closing Cash & Cash Equivalents	169,514	163,955	161,906	(2,049)	-1%	✗

Council reported a year to date operating surplus of \$4.15M which is favourable to the revised budget by \$1.08M mainly due to less than budget recurrent expenditure. Bulk water consumption is lower than expected, resulting in lower than expected revenue. The favourable variance in recurrent expenditure is mainly due to underspend in bulk water costs and contractor costs. Of note, Interest income is lower than budget due to historically lower interest rates on investments.

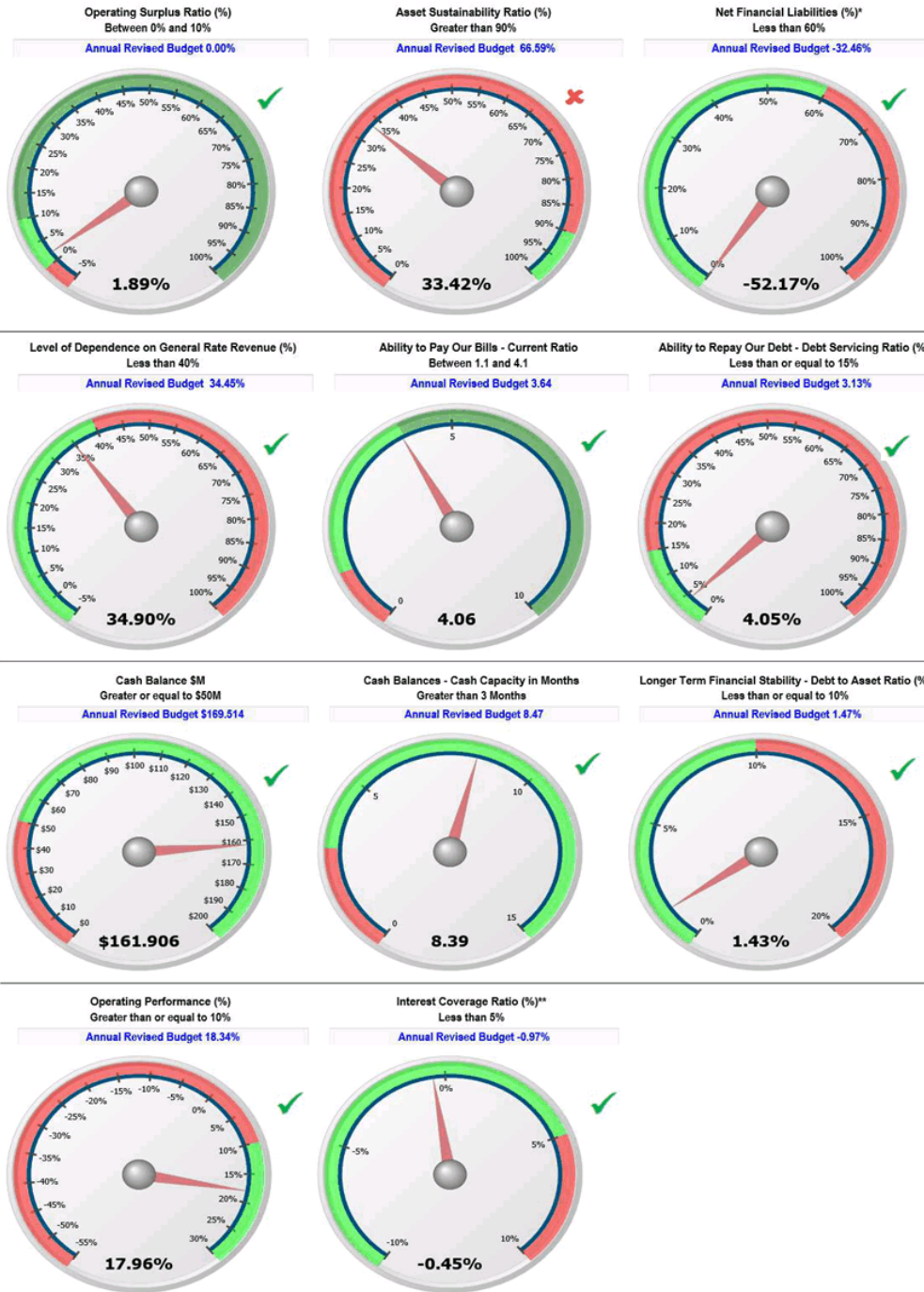
Capital grants, subsidies and contributions are below budget due to timing of developer cash contributions. Loss on disposal of non-current assets is mainly due to sale of fleet assets and replacement of road assets.

Council's capital works expenditure is below budget by \$9.25M due to timing of works for a number of infrastructure projects and assets acquisition.

Constrained cash reserves represent 65% of the cash balance.

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)



3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 March 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates charges	104,953	105,253	78,824	78,898	74
Levies and utility charges	152,328	152,728	115,446	114,231	(1,215)
Less: Pensioner remissions and rebates	(3,333)	(3,328)	(2,499)	(2,524)	(25)
Fees	14,632	14,622	10,959	10,416	(543)
Rental income	925	925	701	733	32
Interest received	5,231	5,231	3,819	2,742	(1,077)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,877	2,731	2,129	(602)
Other income	525	656	551	1,109	558
Grants, subsidies and contributions	18,456	17,246	12,361	12,142	(219)
Total recurrent revenue	297,572	297,210	222,893	219,876	(3,017)
Recurrent expenses					
Employee benefits	90,372	90,486	68,131	68,241	110
Materials and services	140,138	139,805	101,529	97,230	(4,299)
Finance costs	2,809	2,809	2,106	2,022	(84)
Depreciation and amortisation	65,279	65,279	48,959	49,342	383
Other expenditure	514	514	382	130	(252)
Net internal costs	(1,735)	(1,684)	(1,281)	(1,241)	40
Total recurrent expenses	297,377	297,210	219,826	215,724	(4,102)
OPERATING SURPLUS / (DEFICIT)	195	-	3,067	4,152	1,085
Capital revenue					
Grants, subsidies and contributions	24,492	26,869	20,017	13,557	(6,460)
Non-cash contributions	3,480	3,480	2,610	1,019	(1,591)
Total capital revenue	27,972	30,350	22,627	14,576	(8,051)
Capital expenses					
(Gain) / loss on disposal of non-current assets	112	(519)	84	1,810	1,726
Total capital expenses	112	(519)	84	1,810	1,726
TOTAL INCOME	325,545	327,559	245,520	234,452	(11,068)
TOTAL EXPENSES	297,489	296,691	219,910	217,534	(2,376)
NET RESULT	28,056	30,869	25,610	16,918	(8,692)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	28,056	30,869	25,610	16,918	(8,692)

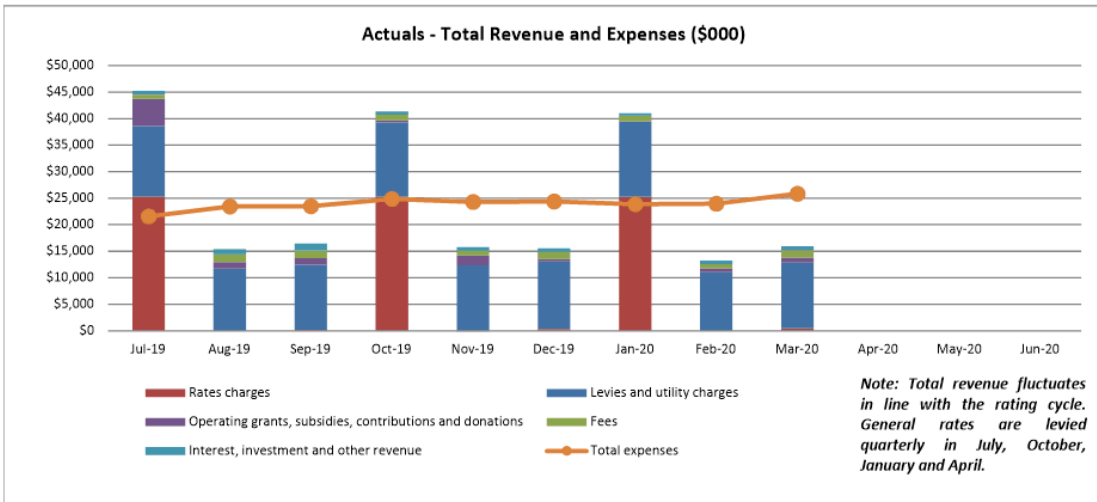
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 March 2020					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse collection rate charge	26,968	26,968	20,178	19,706	(472)
SES separate charge	487	487	365	364	(1)
Environment separate charge	8,721	8,721	6,530	6,520	(10)
Separate charge landfill remediation	2,896	2,896	2,169	2,166	(3)
Wastewater charges	46,347	46,347	34,794	34,171	(623)
Water access charges	19,105	19,105	14,298	14,278	(20)
Water consumption charges	47,804	48,204	37,112	37,026	(86)
Total levies and utility charges	152,328	152,728	115,446	114,231	(1,215)

MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 March 2020					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Materials and services					
Contractors	41,225	41,218	28,276	26,170	(2,106)
Consultants	3,291	3,410	2,155	1,108	(1,047)
Other Council outsourcing costs*	17,527	17,679	12,728	13,172	444
Purchase of materials	50,161	50,173	38,023	36,599	(1,424)
Office administration costs	11,357	11,114	8,205	8,732	527
Electricity charges	6,138	5,688	4,301	4,125	(176)
Plant operations	3,873	3,970	2,931	3,116	185
Information technology resources	3,080	3,039	2,285	1,949	(336)
General insurance	1,195	1,195	899	896	(3)
Community assistance**	1,649	1,699	1,261	909	(352)
Other material and service expenses	642	620	465	454	(11)
Total materials and services	140,138	139,805	101,529	97,230	(4,299)

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

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

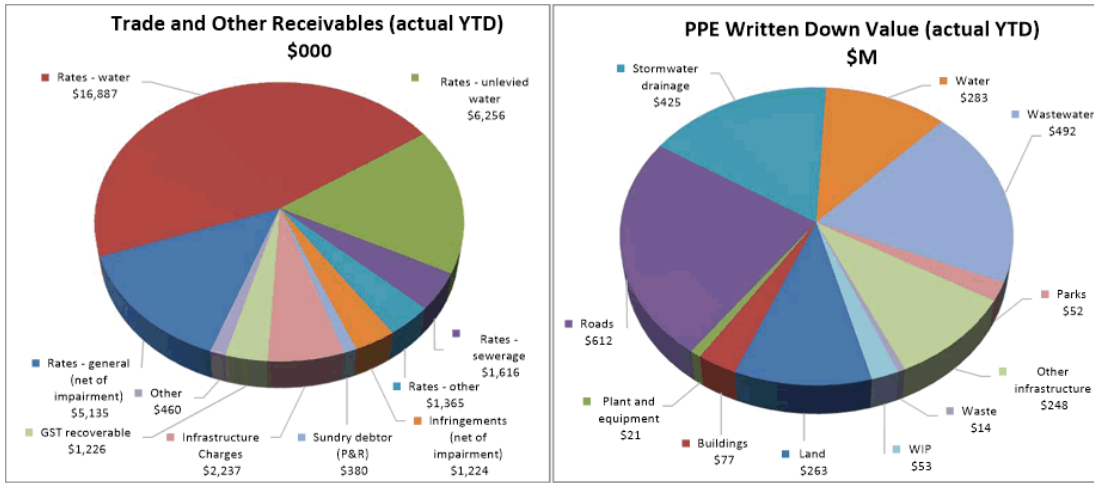


4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION				
As at 31 March 2020				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	170,027	169,514	163,955	161,906
Trade and other receivables	30,532	34,819	34,273	36,786
Inventories	936	923	938	953
Non-current assets held for sale	-	-	-	11,113
Other current assets	1,765	2,340	2,340	2,131
Total current assets	203,260	207,596	201,506	212,889
NON-CURRENT ASSETS				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,073	2,552,712	2,540,093
Intangible assets	968	712	950	1,167
Right-of-use assets*	8,278	8,278	8,581	8,681
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	24,214	13,101
Total non-current assets	2,591,706	2,596,440	2,587,621	2,564,206
TOTAL ASSETS	2,794,966	2,804,036	2,789,127	2,777,095
CURRENT LIABILITIES				
Trade and other payables	23,817	30,981	28,578	25,521
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,051
Provisions - current	7,816	10,351	11,608	13,885
Other current liabilities	2,940	6,803	8,385	4,118
Total current liabilities	43,340	57,018	57,455	52,420
NON-CURRENT LIABILITIES				
Borrowings - non-current	33,400	33,283	22,973	23,025
Lease liability - non-current*	7,412	7,412	7,672	7,782
Provisions - non-current	14,752	13,409	13,409	14,944
Total non-current liabilities	55,563	54,105	44,054	45,751
TOTAL LIABILITIES	98,904	111,123	101,509	98,171
NET COMMUNITY ASSETS	2,696,062	2,692,914	2,687,618	2,678,924
COMMUNITY EQUITY				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,578,295	1,573,029	1,564,759
Constrained cash reserves	116,993	106,499	106,469	106,045
TOTAL COMMUNITY EQUITY	2,696,062	2,692,914	2,687,618	2,678,924

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

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT OF USE ASSETS For the period ending 31 March 2020				
	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	3,646	3,734
Land	4,372	4,372	4,509	4,509
Plant and Equipment	415	415	426	438
Closing balance	8,278	8,278	8,581	8,681

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 March 2020				
	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	85,907	59,316	48,209
Depreciation in year	(63,114)	(63,115)	(47,336)	(47,665)
Disposals	(1,531)	(2,600)	(1,149)	(2,567)
Other adjustments**	-	-	-	235
Closing balance	2,555,393	2,562,073	2,552,712	2,540,093

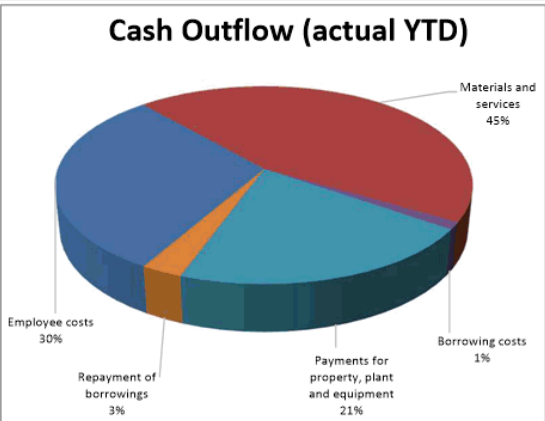
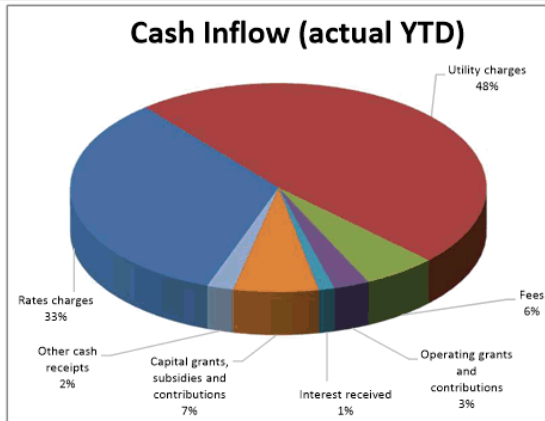
* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

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



5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 March 2020				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	Actual
	\$000	\$000	\$000	\$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	272,371	273,008	205,900	201,815
Payments to suppliers and employees*	(237,536)	(237,369)	(178,183)	(171,023)
	34,835	35,640	27,717	30,792
Interest received	5,231	5,231	3,819	2,742
Dividend received	-	-	-	-
Rental income	925	925	701	733
Non-capital grants and contributions	16,097	14,888	11,540	6,358
Borrowing costs*	(2,480)	(2,480)	(2,474)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(200)	(197)
Net cash inflow / (outflow) from operating activities	54,342	53,937	41,103	38,012
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(58,432)	(79,742)	(54,020)	(47,325)
Payments for intangible assets	-	-	-	(264)
Proceeds from sale of property, plant and equipment	1,419	3,119	1,064	758
Capital grants, subsidies and contributions	24,492	26,869	20,017	15,016
Other cash flows from investing activities	-	-	-	(90)
Net cash inflow / (outflow) from investing activities	(32,521)	(49,753)	(32,939)	(31,905)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,526)	(5,530)
Right-of-use lease payment	(1,039)	(1,039)	(779)	(767)
Net cash inflow / (outflow) from financing activities	3,234	3,234	(6,305)	(6,297)
Net increase / (decrease) in cash held	25,055	7,418	1,859	(190)
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	169,514	163,955	161,906

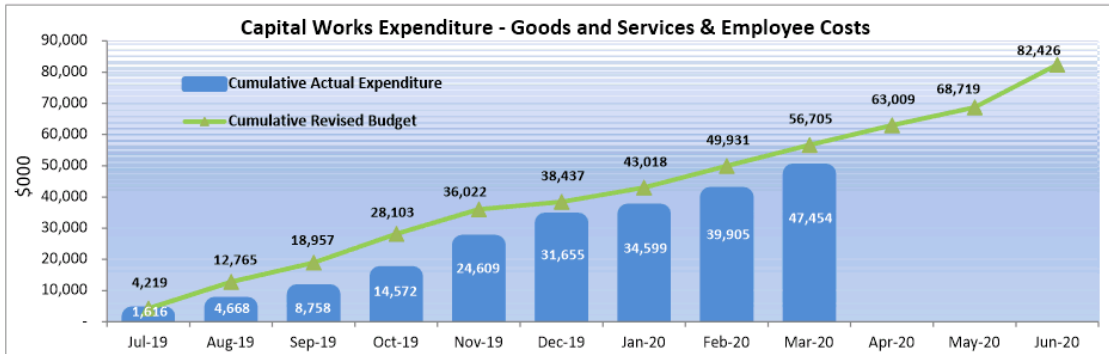


Total Cash Funding (Actual YTD)	227,422	Total Cash Expenditure (Actual YTD)	227,612
Total Cash Funding (Annual Revised Budget)	333,840	Total Cash Expenditure (Annual Revised Budget)	326,422
% of Budget Achieved YTD	68%	% of Budget Achieved YTD	70%

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

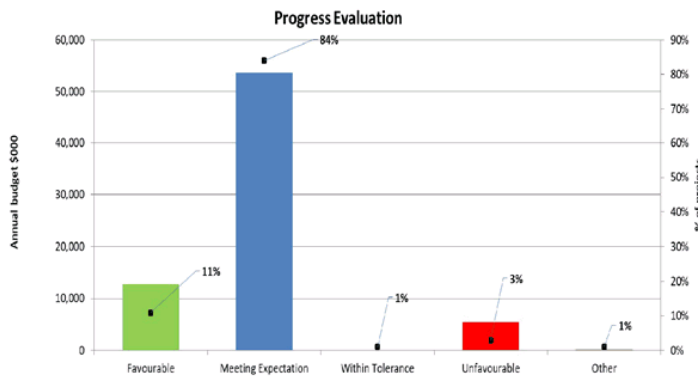
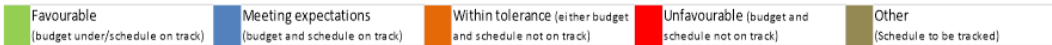


6. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Revised Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services	76,540	52,903	42,524	(10,379)
Capitalised employee costs	5,886	3,802	4,930	1,128
Total	82,426	56,705	47,454	(9,251)

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:

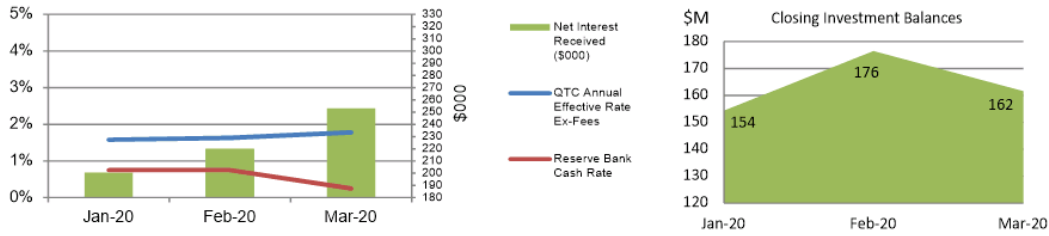
Project description	Progress
WWTP Hydrogen Feasibility Study - This project is to undertake a feasibility study for a potential hydrogen project at a Wastewater Treatment Plant .	Meeting Expectations
Melaleuca Street Tree Removal and Replacement - This project is for the removal and replacement with suitable species of trees.	Meeting Expectations



8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 March 2020

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$161.53M

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

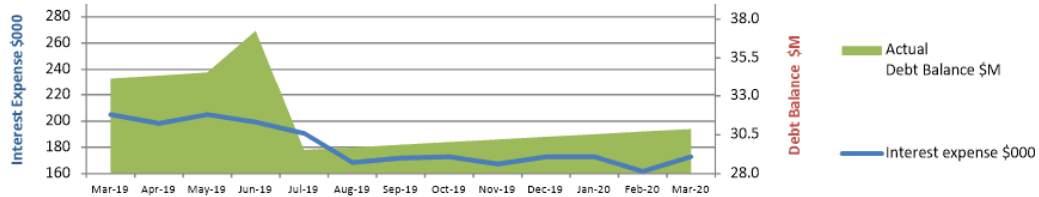
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 0.25% during the month.

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 1.78%. 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 \$30.87M

General pool allocated to capital works is 99.66% and 0.34% 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 31 March 2020	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$'000	\$'000	\$'000	\$'000
Special Projects Reserve:					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	458	(371)	1,629
Waste Levy Reserve	To fund Waste Levy Program	-	4,646	(3,443)	1,203
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,766	2,224	(2,253)	1,737
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	20	(5)	15
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	2,218	(1,708)	4,582
		7,380	9,566	(7,780)	9,166
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	2,158	(1,494)	8,562
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	309	-	2,860
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	343	-	14,616
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	2,049	(1,440)	12,023
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	4,798	(4,292)	34,186
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	1,598	(2,506)	11,548
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	775	-	10,771
Constrained Works Res-Opr Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	45	(24)	106
Koala Trec off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		93,046	12,075	(10,083)	95,038
Separate Charge Reserve:					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	-	(1,457)	-
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	6,520	(5,524)	996
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	364	(414)	(11)
		1,496	6,884	(7,395)	985
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	4	-	758
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	2	-	430
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)
		850	6	-	856
TOTALS		102,772	28,531	(25,258)	106,045
					Closing cash and cash equivalents 161,906
					Reserves as percentage of cash balance 65%



10. REDLAND WATER STATEMENTS

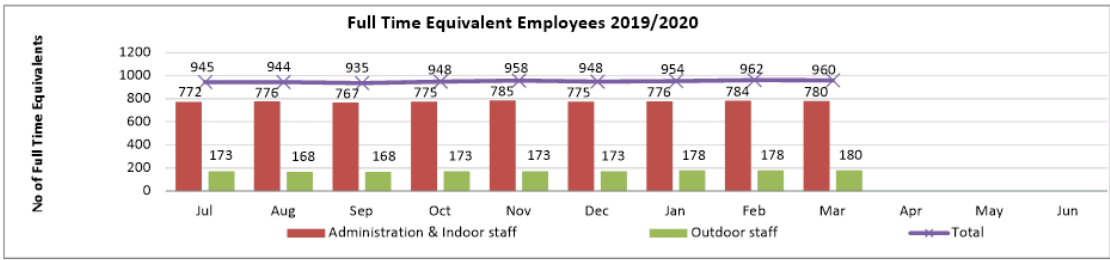
REDLAND WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 March 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	116,436	116,966	88,528	87,745	(783)
Total expenses	66,474	66,681	49,868	49,193	(675)
Earnings before interest, tax and depreciation (EBITD)	49,963	50,285	38,660	38,552	(108)
External interest expense	136	136	102	102	-
Internal interest expense	14,867	14,867	11,150	11,150	-
Depreciation	23,823	23,823	17,867	18,100	233
Operating surplus / (deficit)	11,136	11,458	9,541	9,200	(341)
REDLAND WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2020					
	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	1,903	2,393	490
Net transfer (to) / from constrained capital reserves	(1,982)	495	(647)	(947)	(300)
Non-cash contributions	3,399	3,399	2,549	217	(2,332)
Funding from utility revenue	4,172	8,928	4,244	394	(3,850)
Total sources of capital funding	8,126	15,359	8,049	2,057	(5,992)
Contributed assets	3,399	3,399	2,549	217	(2,332)
Capitalised expenditure	4,179	11,412	5,089	1,480	(3,609)
Loan redemption	549	549	411	360	(51)
Total application of capital funds	8,126	15,359	8,049	2,057	(5,992)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT					
For the period ending 31 March 2020					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	33,701	33,701	26,360	25,958	(402)
Total expenses	26,197	25,862	19,488	19,205	(283)
Earnings before interest, tax and depreciation (EBITD)	7,504	7,839	6,872	6,753	(119)
External interest expense	31	31	23	20	(3)
Depreciation	278	278	209	224	15
Operating surplus / (deficit)	7,195	7,530	6,640	6,509	(131)
REDWASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2020					
	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	3,046	1,382	537	(845)
Total sources of capital funding	746	3,046	1,382	537	(845)
Capitalised expenditure	608	2,908	1,256	441	(815)
Loan redemption	138	138	126	96	(30)
Total application of capital funds	746	3,046	1,382	537	(845)

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



March 2020: Headcount		Employee Type			
Department Level	Casual	Full Time	Part Time	Total	
Office of CEO and People and Culture	5	38	7	50	
Organisational Services	8	210	20	238	
Community and Customer Services	35	275	75	385	
Infrastructure and Operations	13	348	18	379	
Total	61	871	120	1,052	

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							Comment
Days Overdue	Mar-20	% Overdue	Mar-19	% Overdue	\$ Variance	% Variance	
0 - 30	\$20,059	0.0%	\$2,260	0.0%	\$17,799	0.0%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$4,270,171	2.0%	\$4,065,626	2.0%	\$204,545	0.0%	
61 - 90	\$677	0.0%	\$1,571	0.0%	-\$894	0.0%	
91 - 180	\$1,923,295	0.9%	\$1,901,100	0.9%	\$22,195	0.0%	
>180	\$3,959,201	1.9%	\$3,834,412	1.9%	\$124,789	0.0%	
Total	\$10,173,403	4.8%	\$9,804,969	4.8%	\$368,434	0.0%	



13. GLOSSARY

Key Terms	
Written Down Value: <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>	
Work In Progress: <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	
Operating Surplus Ratio*: <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*: <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>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
Net Financial Liabilities*: <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio: <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense*** + Loan Redemption^}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - SM: <i>Cash balance includes cash on hand, cash at bank and other short term investments.</i>	Cash Held at Period End
Cash Capacity in Months: <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Longer Term Financial Stability - Debt to Asset Ratio: <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>	$\frac{\text{Current and Non-current Debt**}}{\text{Total Assets}}$
Operating Performance: <i>This ratio provides an indication of Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$
Interest Coverage Ratio: <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> <p>^ Loan redemption includes lease redemption.</p>	

13.2 NOMINATION OF REPRESENTATIVE TO LGAQ POLICY EXECUTIVE

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: John Oberhardt, General Manager Organisational Services

Report Author: Tony Beynon, Group Manager Corporate Governance

Attachments: Nil

PURPOSE

To nominate an elected member to represent District Number 2 (South-East) Southern Region on the Policy Executive of the Local Government Association of Queensland.

BACKGROUND

The Local Government Association of Queensland (LGAQ) is the peak body representing local government in Queensland. It is a not-for-profit association set up for the purpose to service Queensland's Councils and their individual needs.

The LGAQ is administered by a Policy Executive consisting of a group of Mayors and Councillors, who are elected by their peers to represent all regions of Queensland. The Association's Policy Executive is responsible for the determination of the Association's policy on behalf of member Councils.

At the General Meeting of 27 April 2016, Council resolved to:

1. Nominate Mayor Karen Williams to represent District Number 2 (South-East), Southern Region on the Policy Executive of the Local Government Association of Queensland for the period of 30 June 2016 to mid-June 2020; and
2. Instruct the Chief Executive Officer to sign and submit this nomination to the Returning Officer prior to the deadline of 5pm on Friday 29 April 2016.

ISSUES

The LGAQ has called for nominations for the election of District Representatives to the Association's Policy Executive, for the current local government electoral term, with nominations closing 1 May 2020.

The nomination is for District 2 (South-East), Southern Region, which comprises Redland City, Logan City and the City of Gold Coast. If more than one Councillor is nominated with this sub-region, an election will be called.

The obligations for members of the Policy Executive include attendance at six meetings per year, five of which take place in Brisbane, with the sixth being held at the LGAQ's annual conference. Policy Executive members may also be appointed to represent the LGAQ on statutory boards and committees as well as on ad hoc bodies. These appointments are made following consultation with member councils.

There are potential benefits to Council from having a seat at the LGAQ Policy Executive's table, especially with the ability to influence policy across a broad spectrum of local government-related matters. There are no additional costs of appointment to the Policy Executive that should be borne by Council.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no specific legislative requirements however the nomination is to a local government industry peak body committee.

Risk Management

It is important that Council is represented by an elected member on the Policy Executive of the LGAQ to ensure appropriate levels of input into local and regional policy-making in accordance with Council's strategic objectives.

Financial

There are no further budget allocations required as a result of this report.

People

There are no impacts for staff associated as a result of this report.

Environmental

There are no environmental impacts associated with this report.

Social

There are no social impacts associated with this report.

Human Rights

Human Rights have been considered and are not impacted as a result of this report.

Alignment with Council's Policy and Plans

This report has a relationship with the following item 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.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
General Manager Organisational Services	April 2020	Nil

OPTIONS

Option One

That Council resolves as follows:

1. To nominate Mayor Karen Williams to represent District Number 2 (South-East), Southern Region on the Policy Executive of the Local Government Association of Queensland for the period of June 2020 to June 2024.
2. To instruct the Chief Executive Officer to sign and submit this nomination to the Returning Officer prior to the deadline of 1 May 2020.

Option Two

That Council resolves to not nominate a representative on the Policy Executive of the Local Government Association of Queensland.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To nominate Mayor Karen Williams to represent District Number 2 (South-East), Southern Region on the Policy Executive of the Local Government Association of Queensland for the period of June 2020 to June 2024.
2. To instruct the Chief Executive Officer to sign and submit this nomination to the Returning Officer prior to the deadline of 1 May 2020.

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: David Jeanes, Acting General Manager Community & Customer Services

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

Report Author: Jill Driscoll, Group Support Coordinator

Attachments: 1. Decisions Made Under Delegated Authority 16.02.2020 to 21.03.2020

PURPOSE

To note decisions made under delegated authority for development applications (Attachment 1).

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.

Human Rights

There are no known human rights implications associated with this report.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Attachment 1 Decisions Made Under Delegated Authority 16.02.2020 to 21.03.2020

Decisions Made Under Delegated Authority 16.02.2020 to 22.02.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0035	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	31 Mccartney Street Ormiston QLD 4160	Referral Agency Response - Planning	19/02/2020	N/A	Approved	1
DBW19/0040	Domestic Additions - Patio	Bardera Pty Ltd	22 Caravel Court Cleveland QLD 4163	Code Assessment	19/02/2020	N/A	Development Permit	2
DBW19/0044	Domestic Additions- Carport, Roofed Deck, Alterations	Mr Murray M WIEMERS	19 Galeen Street Point Lookout QLD 4183	Code Assessment	20/02/2020	N/A	Development Permit	2
MCU20/0005	Dwelling house	Steve Bartley & Associates Pty Ltd	3 Grant Avenue Point Lookout QLD 4183	Code Assessment	20/02/2020	N/A	Development Permit	2
RAL19/0100	Standard Format - 1 into 2	Philip Impey Architect	6A Gotha Street Cleveland QLD 4163	Code Assessment	21/02/2020	N/A	Development Permit	2
CAR20/0024	Design and Siting - Additions	Bartley Burns Certifiers & Planners	17 Carefree Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	18/02/2020	N/A	Approved	4
CAR20/0028	Design and Siting - Deck	Cyber Drafting & Design (Brisbane)	25 James Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	21/02/2020	N/A	Approved	4
CAR20/0031	Design and Siting - Shed	Strickland Certifications Pty Ltd	9 Carefree Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	21/02/2020	N/A	Approved	4
DBW19/0043	Combined Carport and Design and Siting	David Ross LEISHMAN Lisa Christine LEISHMAN	9 White Street Victoria Point QLD 4165	Code Assessment	19/02/2020	N/A	Development Permit	4

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Decisions Made Under Delegated Authority 16.02.2020 to 22.02.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0442	Design and Siting - Shed	All Approvals Pty Ltd	16 Darren Close Victoria Point QLD 4165	Referral Agency Response - Planning	18/02/2020	N/A	Approved	4
CAR20/0023	Design and Siting - Carport	C V L Engineers	10 Allambie Street Macleay Island QLD 4184	Referral Agency Response - Planning	18/02/2020	N/A	Approved	5
CAR20/0026	Design & Siting - Dwelling House	Applied Building Approvals	11 Darling Street Russell Island QLD 4184	Referral Agency Response - Planning	19/02/2020	N/A	Approved	5
CAR20/0027	Amenity and Aesthetics - Dwelling house	Bay Island Designs	2 Tingara Street Macleay Island QLD 4184	Referral Agency Response - Planning	18/02/2020	N/A	Approved	5
CAR20/0037	Design and Siting - Dwelling and Shed	Adept Building Approvals	64 Duringan Street Russell Island QLD 4184	Referral Agency Response - Planning	19/02/2020	N/A	Approved	5
CAR20/0043	Design and Siting - Dwelling House	Bayside Building Approvals	65 Laurel Street Russell Island QLD 4184	Referral Agency Response - Planning	19/02/2020	N/A	Approved	5
CAR20/0045	Design and Siting - Dwelling House	Nerang Creative Design Pty Ltd	114 Kings Road Russell Island QLD 4184	Referral Agency Response - Planning	20/02/2020	N/A	Approved	5
CAR20/0046	Design and Siting - Carport	Strickland Certifications Pty Ltd	9 Lanyard Place Redland Bay QLD 4165	Referral Agency Response - Planning	20/02/2020	N/A	Approved	5
MCU19/0185	Dwelling House	David John HOGAN	35 Patterson Street Russell Island QLD 4184	Code Assessment	19/02/2020	N/A	Development Permit	5

Decisions Made Under Delegated Authority 16.02.2020 to 22.02.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU20/0006	Dwelling house & Shed	Bay Island Designs	1-3 Blue Bay Crescent Perulpa Island QLD 4184	Code Assessment	19/02/2020	N/A	Development Permit	5
CAR20/0041	Design and Siting - Dwelling house & Carport	Gold Coast Building Approvals	33 Highland Ridge Road Russell Island QLD 4184	Referral Agency Response - Planning	18/02/2020	N/A	Approved	5
MCU20/0006	Dwelling house & Shed	Bay Island Designs	1-3 Blue Bay Crescent Perulpa Island QLD 4184	Code Assessment	19/02/2020	N/A	Development Permit	5
CAR20/0046	Design and Siting - Carport	Strickland Certifications Pty Ltd	9 Lanyard Place Redland Bay QLD 4165	Referral Agency Response - Planning	21/02/2020	N/A	Approved	5
CAR20/0042	Design and Siting/BOS/Amenity & Aesthetics - Secondary Dwelling	Bartley Burns Certifiers & Planners	27 Sapium Road Redland Bay QLD 4165	Referral Agency Response - Planning	20/02/2020	N/A	Approved	6
CAR20/0025	Design and Siting - Carport	Building Code Approval Group Pty Ltd	105 Panorama Drive Thornlands QLD 4164	Referral Agency Response - Planning	18/02/2020	N/A	Approved	7
CAR20/0040	Design and Siting - Dwelling house	Dixon Homes Pty Ltd (Sherwood)	197A Waterloo Street Cleveland QLD 4163	Referral Agency Response - Planning	19/02/2020	N/A	Approved	7
CAR20/0044	Design and Siting - Dwelling house (Secondary dwelling)	Will Schuur And Associates Pty Ltd	185-187 Mooroondu Road Thorneside QLD 4158	Referral Agency Response - Planning	19/02/2020	N/A	Approved	10
CAR20/0047	Design and Siting - Carport	Strickland Certifications Pty Ltd	44 Cavell Street Birkdale QLD 4159	Referral Agency Response - Planning	20/02/2020	N/A	Approved	10

Decisions Made Under Delegated Authority 16.02.2020 to 22.02.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU20/0012	Extension to Currency Period - MCU012296 Dual Occupancy	Site Town Planning	10 Main Road Wellington Point QLD 4160	Minor Change to Approval	19/02/2020	N/A	Approved	1
MCU19/0150	Multiple dwelling (11 units) and Office	26 Wellesley Street Pty Ltd	26 Wellesley Street Wellington Point QLD 4160	Code Assessment	21/02/2020	N/A	Development Permit	1
MCU19/0186	Change to Development Approval - roofed deck	The Certifier Pty Ltd	204 Shore Street North Cleveland QLD 4163	Minor Change to Approval	20/02/2020	N/A	Approved	2
OPW19/0091	Driveway Crossover	Landmark Building & Development (Qld) Pty Ltd	161 Long Street Cleveland QLD 4163	Code Assessment	17/02/2020	N/A	Development Permit	2
OPW19/0110	Driveway Crossover	Hallmark Homes Pty Ltd	161A Long Street Cleveland QLD 4163	Code Assessment	20/02/2020	N/A	Development Permit	2
OPW19/0138	Operational Work - Driveway Crossover	Daniela Ann BALLHAUSE	37 School Road Victoria Point QLD 4165	Code Assessment	21/02/2020	N/A	Development Permit	4

Decisions Made Under Delegated Authority 23.02.2020 to 29.02.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013062	Dwelling House	Mr Peter N JOHNSON Mrs Joyce JOHNSON	36 Coorong Street Macleay Island QLD 4184	Code Assessment	24/02/2020	N/A	Development Permit	5
CAR20/0032	Design and Siting - Shed and Carport	Strickland Certifications Pty Ltd	17 Sunrise Street Mount Cotton QLD 4165	Referral Agency Response - Planning	24/02/2020	N/A	Approved	6
RAL19/0104	Standard Format - 1 into 2	Michelle Susan MCFAUL	54 Lawn Terrace Capalaba QLD 4157	Code Assessment	25/02/2020	N/A	Development Permit	8
RAL20/0003	Standard Format - 1 into 2 Lots	Elizabeth Sian GRIFFITHS	19 Plumer Street Wellington Point QLD 4160	Code Assessment	26/02/2020	N/A	Development Permit	8
CAR20/0034	Design and Siting - Patio	Fastrack Building Certification	16 Palgold Court Birkdale QLD 4159	Referral Agency Response - Planning	24/02/2020	N/A	Approved	10
RAL20/0002	Standard Format - 1 into 2	Mr David A BULL	21 Birdwood Road Birkdale QLD 4159	Code Assessment	26/02/2020	N/A	Development Permit	10

Decisions Made Under Delegated Authority 23.02.2020 to 29.02.2020**CATEGORY2**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0285.02	Change to Development Approval - MCU18/0285 Multiple dwelling x 12	Maxwell Holdings Pty Ltd As Trustee	1 Harris Street Wellington Point QLD 4160	Minor Change to Approval	25/02/2020	N/A	Approved	1

OPW20/0002	Operational Works for RAL 1 into 6 lots	41 Mindarie Holdings Pty Ltd	41 Mindarie Crescent Wellington Point QLD 4160	Code Assessment	27/02/2020	N/A	Development Permit	1
MCU18/0223	Shop	Blau Holdings Pty Ltd As Trustee, Rakio Pty Ltd As Trustee	201 Finucane Road Alexandra Hills QLD 4161	Impact Assessment	28/02/2020	N/A	Refused	7
OPW19/0136	Operational Works for RAL - 1 into 2 Lots	Ray Wassenberg Consulting Engineer	59 Whitehall Avenue Birkdale QLD 4159	Code Assessment	27/02/2020	N/A	Development Permit	10
OPW19/0137	Excavation & Fill (incl. Retaining walls)	The Certifier Pty Ltd	2 Goodenia Court Birkdale QLD 4159	Code Assessment	28/02/2020	N/A	Development Permit	10

Decisions Made Under Delegated Authority 01.03.2020 to 07.03.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0095	Standard Format - 1 into 2	Sean Henry BALDWIN Site Town Planning	35 Compass Court Cleveland QLD 4163	Code Assessment	05/03/2020	N/A	Development Permit	2
CAR19/0429.01	Change to Development Approval - Design and Siting - Shed	Samantha Jane SWEENEY Stephen Edward SWEENEY	6 Windsong Circuit Cleveland QLD 4163	Minor Change to Approval	04/03/2020	N/A	Approved	3
MCU20/0003	Residential Dwelling & Carport	Steve Bartley & Associates Pty Ltd	25 Simon Street Victoria Point QLD 4165	Code Assessment	06/03/2020	N/A	Development Permit	4
MCU20/0022	Dwelling house	Aushomes Pty Ltd	88 School Road Victoria Point QLD 4165	Code Assessment	05/03/2020	N/A	Development Permit	4
MCU20/0023	Dwelling house and Design & Siting	Aushomes Pty Ltd	90 School Road Victoria Point QLD 4165	Code Assessment	05/03/2020	N/A	Development Permit	4
MCU20/0024	Dwelling house & Concurrence Agency Referral	Aushomes Pty Ltd	92 School Road Victoria Point QLD 4165	Code Assessment	05/03/2020	N/A	Development Permit	4
MCU20/0025	Dwelling house and Design & Siting	Aushomes Pty Ltd	94 School Road Victoria Point QLD 4165	Code Assessment	05/03/2020	N/A	Development Permit	4
CAR20/0048	Design and Siting - Patio	Pronto Building Approvals	229 Hardwood Drive Mount Cotton QLD 4165	Referral Agency Response - Planning	05/03/2020	N/A	Approved	6
RAL19/0080	Rearranging Boundaries - 2 into 2 lots	Mary-ann BULLION	92-94 Kinross Road Thornlands QLD 4164	Code Assessment	05/03/2020	N/A	Development Permit	7
RAL20/0005	Extension to Currency Period ROL005991	Biasa Properties Pty Ltd Michell Town Planning & Development	361 Old Cleveland Road East Birkdale QLD 4159	Minor Change to Approval	04/03/2020	N/A	Approved	8

Decisions Made Under Delegated Authority 01.03.2020 to 07.03.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL20/0006	Extension to Currency Period ROL006195 - Reconfiguring a Lot - Standard Format - 1 into 4 Lots (Stage 1 & 2)	Suzanne Kate HEMBROW	8 Beenwerrin Crescent Capalaba QLD 4157	Minor Change to Approval	04/03/2020	N/A	Approved	9

Decisions Made Under Delegated Authority 08.03.2020 to 14.03.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0006	Design and Siting and BOS - Dwelling House	Building Certification Consultants Pty Ltd	33 Clearwater Street Ormiston QLD 4160	Referral Agency Response - Planning	10/03/2020	N/A	Approved	1
CAR20/0060	Design and Siting - Dwelling house	Bay Island Designs	9 Richardson Street Russell Island QLD 4184	Referral Agency Response - Planning	13/03/2020	N/A	Approved	5
CAR20/0022	Design and Siting - Carport	Bartley Burns Certifiers & Planners	8 Juniper Court Mount Cotton QLD 4165	Referral Agency Response - Planning	11/03/2020	N/A	Approved	6
CAR20/0049	Design and Siting - Shed	Angella lee EVANS Matthew Robert EVANS	148 Balthazar Circuit Mount Cotton QLD 4165	Referral Agency Response - Planning	09/03/2020	N/A	Approved	6
CAR20/0052	Design and Siting - Carport	Fluid Approvals Fluid Building Approvals Logan	7 Hanover Drive Alexandra Hills QLD 4161	Referral Agency Response - Planning	12/03/2020	N/A	Approved	7
CAR20/0056	Design and Siting - Shed	Patricia Mary JONES Paul Daniel JONES	41 Wimborne Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	13/03/2020	N/A	Approved	7
CAR20/0053	Design and Siting - Additions	The Certifier Pty Ltd	5 Skinner Avenue Wellington Point QLD 4160	Referral Agency Response - Planning	12/03/2020	N/A	Approved	8
CAR20/0058	Design and Siting - Dwelling House	Dixon Homes (Rocklea)	7 Collingwood Road Birkdale QLD 4159	Referral Agency Response - Planning	12/03/2020	N/A	Approved	10

Decisions Made Under Delegated Authority 08.03.2020 to 14.03.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0124	Operational Works 1 into 3	Mary Anne KAMOLS	19 Fernbourne Road Wellington Point QLD 4160	Code Assessment	10/03/2020	N/A	Development Permit	1
OPW19/0130	Operational Works Associated with RAL for Roadworks, Trunk Cycle Path, Water Reticulation, Sewer works, Erosion & Sediment Control, Landscape & Electrical works	Sutgold Pty Ltd	Fernbourne Grove Bayside Villas 41-47 Fernbourne Road Wellington Point QLD 4160	Code Assessment	13/03/2020	N/A	Development Permit	1
MCU19/0181	Shop - extension to existing car park	Urbis Pty Ltd	110-112 Queen Street Cleveland QLD 4163	Code Assessment	11/03/2020	N/A	Development Permit	2
MCU19/0120.01	Change to Development Approval	Lago Constructions, Carbone Developments Pty Ltd	143-147 Esplanade Redland Bay QLD 4165	Minor Change to Approval	13/03/2020	N/A	Approved	5
OPW19/0135	Operational Works for RAL - 2 into 26 lots	Birkdale Land Pty Ltd	167-173 Collingwood Road Birkdale QLD 4159	Code Assessment	13/03/2020	N/A	Development Permit	8

Decisions Made Under Delegated Authority 15.03.2020 to 21.03.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0072	Design and Siting - Shed	The Certifier Pty Ltd	12 Raife Close Wellington Point QLD 4160	Referral Agency Response - Planning	20/03/2020	N/A	Approved	1
MCU20/0029	Change to Development Approval - addition to existing patio	Kathryn Anne HARRISON The Certifier Pty Ltd	18 Champion Lane Wellington Point QLD 4160	Minor Change to Approval	16/03/2020	N/A	Approved	1
MCU19/0187	Dwelling house	Richard Juhasz Pty Ltd As Trustee	3 Hopewell Street Point Lookout QLD 4183	Code Assessment	16/03/2020	N/A	Development Permit	2
MCU20/0015	Dwelling house, gate house, fence, retaining walls, pool and pool house	Steve Bartley & Associates Pty Ltd	77 Anchorage Drive Cleveland QLD 4163	Code Assessment	18/03/2020	N/A	Development Permit	2
CAR20/0061	Amenity and Aesthetics	Project BA	16 Marana Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	17/03/2020	N/A	Approved	4
CAR20/0066	Design and Siting - Shed & Carport	Fluid Building Approvals Brisbane Norman Barry PAGE	10 Estuary Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	17/03/2020	N/A	Approved	4
CAR20/0055	Design and Siting - Carport	Titan Garages	19 Kimbolton Drive Redland Bay QLD 4165	Referral Agency Response - Planning	16/03/2020	N/A	Approved	5
CAR20/0073	Design and Siting - Dwelling House	Bay Island Designs	26 Belgrave Road Russell Island QLD 4184	Referral Agency Response - Planning	19/03/2020	N/A	Approved	5

Decisions Made Under Delegated Authority 15.03.2020 to 21.03.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0099	Standard Format - 1 into 2	Kim Louise PEREZ Luis Antonio PEREZ	1-3 Lisa Street Redland Bay QLD 4165	Code Assessment	19/03/2020	N/A	Development Permit	5
CAR20/0062	Design and Siting - Shed	Fluid Building Approvals Logan	67 Brompton Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	16/03/2020	N/A	Approved	7
OPW20/0013	Operational Works - Domestic Driveway Crossover	Therese Margaret DUNCAN	14 Eastview Crescent Thornlands QLD 4164	Code Assessment	19/03/2020	N/A	Development Permit	7
RAL20/0010	Extension to Currency Period - ROL006144 Standard Format 1 into 2 Lots	David Timothy MANTTAN	11 Goorawin Street Alexandra Hills QLD 4161	Minor Change to Approval	18/03/2020	N/A	Approved	7
RAL19/0102	Standard Format - 1 into 2	Redland City Council Redland Developments Pty Ltd	521 Old Cleveland Road East Birkdale QLD 4159	Code Assessment	16/03/2020	N/A	Development Permit	8
CAR19/0495	Combined - Design and Siting and Build over or near relevant infrastructure - carport, deck and fence	Clint Michael WATKINS Hayley Rachael SHARP	6 St Peters Court Capalaba QLD 4157	Referral Agency Response - Planning	17/03/2020	N/A	Approved	9
CAR20/0065	Design and Siting - Dwelling	Metricon Homes Qld	18 Handsworth Street Capalaba QLD 4157	Referral Agency Response - Planning	19/03/2020	N/A	Approved	9
OPW19/0076	Operational Works - Excavation & Fill	Avninder Singh GILL Kim-Marie Karnjeet Singh GILL	207-209 Avalon Road Sheldon QLD 4157	Code Assessment	19/03/2020	N/A	Development Permit	9

Decisions Made Under Delegated Authority 15.03.2020 to 21.03.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0069	Design and Siting	Henley Properties (Qld) Pty Ltd	26 Shoreside Close Birkdale QLD 4159	Referral Agency Response - Planning	17/03/2020	N/A	Approved	10
OPW20/0019	Driveway Crossover	Henley Properties Qld Pty Ltd	28 Shoreside Close Birkdale QLD 4159	Code Assessment	17/03/2020	N/A	Development Permit	10

Decisions Made Under Delegated Authority 15.03.2020 to 21.03.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0017.02	Change to Development Approval MCU19/0017 - Health care services	Bennett and Francis	58-68 Delancey Street Ormiston QLD 4160	Minor Change to Approval	20/03/2020	N/A	Approved	8
MCU19/0184	Indoor sport and recreation - mezzanine addition	Britt Civil Pty Ltd	SERVICE CENTRAL 3/11 Dan Street Capalaba QLD 4157	Code Assessment	20/03/2020	N/A	Development Permit	8
MCU19/0050	Material Change of Use for Extractive Industry (extension to existing quarry) and Environmentally Relevant Activity 16 extractive and screening activities and Operational Work for Filling & Excavation and Clearing Native Vegetation	Karreman Quarries Pty Ltd, Two Thirty One Pty Ltd	616-632 West Mount Cotton Road Sheldon QLD 4157	Impact Assessment	13/12/2019	19/03/2020	Approved	9

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 07 APRIL 2020**Objective Reference:****Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Chris Vize, Acting Group Manager City Planning & Assessment**Report Author:** Michael Anderson, Senior Appeals Planner**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 website 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 website under the Planning and Environment Court link:

<http://www.sclqld.org.au/qjudgment/>

2. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website:

<http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

3. Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

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

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

The database contains:

a) A consolidated list of all appeals and applications lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

b) Information about the appeal or application, including the file number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

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

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

PLANNING & ENVIRONMENT COURT APPEALS & APPLICATIONS

1.	File Number:	2171 of 2018 (ROL006209)
Appellant:		Lorette Margaret Wigan
Respondent:		Redland City Council
Proposed Development:		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
Appeal Details:		Appeal against Council decision to issue a Preliminary Approval.
Current Status:		Appeal filed on 13 June 2018. Mediation was held on 29 June 2018. A second mediation was held on 2 October 2018. A third mediation was held on 22 October 2018. A fourth mediation was held on 8 April 2019. A fifth mediation was held on 12 December 2019. Reviews were held on 12 April 2019, 19 July 2019, 23 August 2019, 9 October 2019, 14 November 2019, 12 December 2019 and 03 February 2020. A further review is listed for 23 April 2020.

2.	File Number:	2959 of 2019 (MCU013688)
Applicant:		Quin Enterprises Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Material Change of Use for the extension of the existing Extractive Industry and Heavy Industry (office, truck weighbridge, car parking, storage area for materials with associated landscape buffers) 684-712 Mount Cotton Road, Sheldon (Lot 1 on RP109322 and 3 on SP238067)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 19 August 2019. The Appellant filed an application in pending proceeding on 4 September 2019, for orders to progress the appeal. A review was held on 11 September 2019. A site inspection was carried out on 18 September 2019. Reviews were held on 8 November 2019 and 24 January 2020. A mediation was held on 13 December 2019. A further without prejudice meeting has been requested to occur before 17 April 2020, in accordance with the Court Order. A Further review is listed for 27 April 2020.

3.	File Number:	3742 of 2019
Appellant:		Angela Brinkworth
Respondent:		Redland City Council
Proposed Development:		Material Change of Use for a Cemetery (Pet Crematorium) 592-602 Redland Bay Road, Alexandra Hills (Lot 2 on SP194117)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 16 October 2019. A mediation was held on 13 December 2019. A review was held on 31 January 2020. A further review has been listed for 30 April 2020.

4.	File Number:	3797 of 2019
	Appellant:	Matzin Capital Pty Ltd
	Respondent:	Redland City Council
	Proposed Development:	Application made under <i>Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2017</i> and <i>Local Law No 1 (Administration) 2015</i> for a Permanent Sign – Electronic display component – high impact sign on an existing pylon sign 80 – 82 Finucane Road, Alexandra Hills (Lot 3 on RP81387)
	Appeal Details:	Appeal against Council refusal.
	Current Status:	Appeal filed 22 October 2019. The period for experts to complete the Joint Expert Report process has been extended until 01 May 2020. The matter is listed for review on 08 May 2020.

5.	File Number:	3829 of 2019
	Appellant:	Sutgold Pty Ltd v Redland City Council
	Respondent:	Redland City Council
	Proposed Development:	Reconfiguring a Lot (8 lots into 176 lots and new roads) 72, 74, 78, 80, 82 Double Jump Road, 158-166, 168-172 and 174-178 Bunker Road, Victoria Point (Lots 12, 13, 15, 22 and 21 on RP86773, Lots 16 and 20 on SP293877 and Lot 12 on RP898198)
	Appeal Details:	Appeal against deemed refusal by Council.
	Current Status:	Appeal filed 23 October 2019. An early without prejudice meeting was held on 26 November 2019. A directions hearing was held on 06 February 2020. Appellant to provide comments on consolidated grounds of refusal by 02 April 2020. The list of experts is to be nominated by 09 April 2020 and a further review undertaken on 15 April 2020.

6.	File Number:	4111 of 2019
	Appellant:	Bayside Business Park (Cleveland) Pty Ltd
	Respondent:	Redland City Council
	Co-respondent (applicant):	Stephen Lambourne
	Proposed Development:	Material change of use (health care services) 58-68 Delancey Street, Ormiston (Lot 1 on RP213631)
	Appeal Details:	Appeal against approval by Council.
	Current Status:	Appeal filed 15 November 2019. Appeal was discontinued on 11 March 2020.

7.	File Number:	4300 of 2019
	Appellant:	PPV Victoria Point Land Pty Ltd
	Respondent:	Redland City Council
	Proposed Development:	Preliminary Approval (including a variation request) for a Material Change of Use (Retirement Facility and Relocatable Home Park) 673-685, 687-707 and 711-719 Redland Bay Road and 10 Double Jump Road, Victoria Point. (Lot 29 on SP237942, Lots 9 and 10 on RP57455 and Lot 2 on RP149315)
	Appeal Details:	Appeal against deemed refusal by Council
	Current Status:	Appeal filed 28 November 2019. A review was held on 31 January 2020. A without prejudice meeting occurred on 06 March 2020. By 01 May 2020 a Joint Expert Report process is to take place. A further review is to take place on 11 May 2020.

8.	File Number:	4312 of 2019
Appellant:		New Land Tourism Pty Ltd
Respondent:		Redland City Council
Co-respondents (By election):		Benjamin Alistair Mackay and Renee Michelle Mackay
Proposed Development:		Material change of use (tourist accommodation) 147-205 Rocky Passage Road, Redland Bay (Lot 3 on RP153333)
Appeal Details:		Appeal against Council's decision to give a preliminary approval for a development application.
Current Status:		Appeal filed 29 November 2019.

9.	File Number:	4703 of 2019
Applicant:		Redland City Council
Respondents:		Canaipa Developments Pty Ltd Ian Robert Larkman TLC Jones Pty Ltd TLC Supermarkets Unit Trust No 2
Site details:		29-39 High Street, Russell Island (Lot 100 on SP204183)
Application Details:		Application for interim and final relief with respect to alleged development offences under the <i>Planning Act 2016</i> and offences under the <i>Environmental Protection Act 1994</i> .
Current Status:		Application filed 20 December 2019. A directions hearing was held on 05 February 2020. A further review is to take place on 08 April 2020.

10.	File Number:	108 of 2020
Appellant:		Daln Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		18 Chermside Street, Wellington Point (Lots 43 and 44 on RP14168)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 15 January 2020. A without prejudice meeting was held on 24 January 2020. Judgment made and appeal allowed on 01 April 2020.

11.	File Number:	566 of 2020
Appellant:		Clay Gully Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Reconfiguration of a lot by standard format plan (3 lots into 289 lots over 7 stages, new road and park. 39 Brendan Way, 21-29 and 31 Clay Gully Road, Victoria Point. (Lot 1 on RP72635, Lot 4 on RP57455 and Lot 1 on RP95513)
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		Appeal filed 25 February 2020.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

12.	File Number:	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
Appellant:		Redland City Council
Respondent (applicant):		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Proposed Development:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills (Lot 21 on SP194117)
Appeal Details:		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
Current Status:		Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. The matter was heard before the Court on 12 March 2019. The Judgment of the Supreme Court on 13 March 2020 was that the appeal is allowed and the orders made on 18 June 2019 be set aside. The appeal is to be remitted back to the Planning and Environment Court to be heard before Judge Kefford and that the respondent is to pay the appellant's costs of the appeal.

13.	File Number:	CA12762 of 2019 (MCU013296) / (QPEC Appeal 4940 of 2015, 2 of 2016 and 44 of 2016)
Appellant:		Lipoma Pty Ltd
		Lanrex Pty Ltd
		ATF IDL Investment Trust & IVL Group Pty Ltd
Respondent:		Redland City Council
Co-respondent (applicant):		Nerinda Pty Ltd
Proposed Development:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands (Lot 3 on SP117065)
Appeal Details:		Appeal against the decision of the Planning and Environment Court to approve the development.
Current Status:		An appeal was lodged to the Queensland Court of Appeal on 15 November 2019. A review was held on 4 December 2019. A hearing is set down for 30 April 2020.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

14.	File Number:	Appeal 19-034 (PD236994)
Appellant:		Gregory Thomas Hayes
Respondent:		Redland City Council
Proposed Development:		Plumbing and Drainage Works for a composting toilet 17 Kennedy Avenue, Russell Island (Lot 141 on SP151837)
Appeal Details:		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
Current Status:		Appeal filed on 26 July 2019. Council was notified of the appeal on 30 July 2019. A Development Tribunal was established on 9 October 2019. A hearing was held on 25 October 2019. The appeal was dismissed on 21 February 2020.

Human Rights

There are no known human rights implications associated with this report.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

14.3 MCU19/0118 ANIMAL KEEPING AT 585 REDLAND BAY ROAD, CAPALABA**Objective Reference:****Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Chris Vize, Acting Group Manager City Planning & Assessment**Report Author:** Daniel Manathunga, Planning Officer**Attachments:**

1. Proposal Plans
2. Site and Locality Mapping
3. Noise Impact Assessment
4. Ground for Refusal

PURPOSE

This application is referred to the General Meeting of Council for determination at the request of the former Divisional Councillor.

BACKGROUND

Council received an application seeking a development permit for a material change of use for animal keeping on an allotment zoned rural, on land at 585 Redland Bay Road, Capalaba QLD 4157 (Lot 38 RP 85146).

The owners of the property are Mr John Barr-Brown & Mrs Elizabeth Jane Barr-Brown and the applicant is Mr Philip Impey.

The application should be decided by 29 April 2020 in accordance with the *Planning Act 2016*. Should the decision not be made by that date the application may be deemed approved.

The proposal is code assessable as per Table 5.4.22 of the rural zone. Key issues in the assessment of the application are:

- acoustic impact;
- bushfire;
- koala habitat;
- environmental impacts; and
- air quality impacts.

The above issues have been assessed in the report and in accordance with section 60 of the *Planning Act 2016* (PAct) the application is recommended to be refused to the extent the development does not comply with some of the assessment benchmarks, and compliance is unable to be achieved through imposing development conditions.

ISSUES**Proposal**

The proposal is for a material change of use for an animal keeping use further described as kennels and doggy-day care, which is to be developed in the following stages:

Stage 1:

- fourteen (14) place dog kennel (6.25m by 5.85m each) within existing domestic outbuilding (shed) including dog exercise yard;

- six (6) car spaces (1 employee and 5 visitors); and
- 1.8m acoustic barrier around development footprint and sight screens.

Stage 2:

- forty-eight (48) place dog kennel (6.25m by 5.85m each);
- agility yard; and
- associated 1.8m acoustic barrier and sight screens.

The proposal plans are included at Attachment 1.

The intent of the development is to establish the new use of canine 'day-care' and boarding uses. The intended hours of operation are:

- doggy day care between 6:30am to 6pm, 5 days per week; and
- boarding kennels - limited hours for customer drop-off and pick up 6 days per week.

Staff will comprise of two (2) resident employees with up to two (2) non-resident employees when required.

Proposed onsite vehicle parking equates to five (5) customer spaces and 1 non-resident space. Traffic generation is considered to peak at 1.4 vehicle trips per dog in the morning and evening.

Site and locality

The subject site has an area of 4.3 hectares and is currently improved by a dwelling house and domestic outbuildings in the form of a shed structure and horse stables (refer Attachment 2). The lot is accessed off a 260m long access handle from Redland Bay Road, which is a state controlled arterial road.

Importantly, adjoining the subject site to the south is low density residential zoned land within the park residential (LDR2) precinct, which are lots less than 2 hectares in size and consists of dwelling houses and domestic outbuildings. Notably, the proposed stage 1 kennels would be sited approximately 80m from these dwelling houses. Towards the north, the land is zoned rural and consists of properties that are heavily vegetated, on larger rural allotments and lots less than 2 hectares including dwelling houses. The nearest sensitive receptor to the north is located approximately 45m from the proposed stage 1 development footprint and 199m for stage 2.

Services are generally derived from Redland Bay Road, specifically a water main and hydrant, while wastewater is managed onsite by way of a septic system. An overhead power line transverses the property servicing the adjoining premises to the north (567 Redland Bay Road). The topography of the site generally falls towards Redland Bay Road with a flood prone area crossing the access handle at 36.5m Australian Height Datum where a majority of the site is above this provision.

Assessment Framework

The application has been made in accordance with the *Planning Act 2016* Development Assessment Rules and constitutes a code assessable application for material change of use under City Plan.

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

'(3) A code assessment is an assessment that must be carried out only—

- (a) against the assessment benchmarks in a categorising instrument for the development; and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.*
- (6) Subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to—*
 - (a) a statutory instrument; or*
 - (b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.*
- (8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—*
 - (a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or*
 - (b) another statutory instrument—*
 - (i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and*
 - (ii) that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.’*

Section 27 of the *Planning Regulation 2017* identifies that:

- (1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—*
- (a) the matters stated in schedules 9 and 10 for the development; and*
 - (b) if the prescribed assessment manager is the chief executive—*
 - (i) the strategic outcomes for the local government area stated in the planning scheme; and*
 - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and*
 - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and*
 - (iv) the State Planning Policy, parts C and D; and*
 - (v) for premises designated by the Minister—the designation for the premises; and*
 - (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and*

- (d) *if the prescribed assessment manager is a person other than the chief executive—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *for designated premises—the designation for the premises; and*
- (e) *any temporary State planning policy applying to the premises; and*
- (f) *any development approval for, and any lawful use of, the premises or adjacent premises; and*
- (g) *the common material.*

(2) *However—*

- (a) *an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
- (b) *if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.'*

Planning Regulation 2017 defines common material as:

'common material, for a development application, means—

- (a) *all the material about the application that the assessment manager receives before the application is decided, including— Schedule 24 Planning Regulation 2017 Current as at 27 March 2020 Page 401 Authorised by the Parliamentary Counsel*
 - (i) *any material relating to a proposed development application that is substantially similar to the development application as made; and*
 - (ii) *any material attached to, or given with, the development application; and*
 - (iii) *any material relating to the application given to the assessment manager after the application is made; and*
 - (iv) *any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and*
 - (v) *any properly made submissions about the application, other than a submission that is withdrawn; and*
 - (vi) *any other submission about the application that the assessment manager has accepted; and*
 - (vii) *any other advice or comment about the application that a person gives to the assessment manager; and*

- (b) if a development approval for the development is in effect—the approval; and
 (c) an infrastructure agreement applying to the premises.’

Decision making framework

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

(2) To the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—

(a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and

(b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and

Examples—

1 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.

2 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency’s response.

(c) may impose development conditions on an approval; and

(d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance can not be achieved by imposing development conditions.

Example of a development condition—

a development condition that affects the way the development is carried out, or the management of uses or works that are the natural and ordinary consequence of the development, but does not have the effect of changing the type of development applied for.

(5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.

(6) If an assessment manager approves only part of a development application, the rest is taken to be refused.’

Assessment benchmarks

The following assessment benchmarks and matters prescribed by the *Planning Regulation 2017* are relevant to the assessment of this development application:

- City Plan (version 3):
 - rural zone code;
 - healthy waters code;
 - infrastructure works code;
 - landscape code;
 - transport, servicing, access and parking code;
 - bushfire hazard overlay code;
 - environmental significance overlay code;
 - regional infrastructure corridors substation overlay code; and
 - flood and storm tide hazard overlay code.
- Matters prescribed by the *Planning Regulation 2017*:

- *State Planning Policy 2017;*
- *South East Queensland Regional Plan 2017;* and
- *Planning Regulation 2017, Schedule 11, Part 6.*

Application assessment

The proposed animal keeping use within the rural zone is acceptable in principle, subject to compliance with the relevant assessment benchmarks, which are discussed below.

Acoustic impact

The subject site adjoins low density residential LDR2 park residential zoned properties to the south and rural zoned properties to the north, which are considered to be sensitive receptors in the assessment of this application and are less than 2 hectares in size, (refer Attachment 2).

Performance outcome PO9 and overall outcomes of the rural zone code states:

'PO9:

Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.'

'Overall outcome:

h) the residential amenity of smaller rural lots is not significantly impacted by new development;'

The proposed development is unable to comply and cannot be conditioned to comply in its current form based on the following assessment.

In order to demonstrate compliance with PO9, the applicant supplied a noise impact assessment undertaken by Palmer Acoustics. This report has been peer-reviewed on behalf of Council by a third party consultant (Acoustic Works), to ensure the information and analysis provided is accurate, to formulate conditions, and ultimately confirm compliance with performance outcome PO9 and overall outcomes of the rural zone code.

The peer review findings have identified the following deficiencies in the methodology and recommendations of the report:

- No noise monitoring data has been included in the report, thus it is not possible to determine the specific noise limit criteria for the site.
- The assumed noise attenuation of sensitive receivers has been overestimated. Noise reduction calculations should be based on an open window not assumed that dwellings will have glazing. Noise reduction calculations should be completed using the appropriate noise reduction level.
- It is unclear how many dogs and associated cumulative noise generated by the use (e.g. vehicle movements) were assessed in the predicted noise impacts. Tables should include the source noise levels at the measured distance, not just sample calculations of the worst affected receiver. All calculations should be cumulative for the time period being assessed.
- The statement in the Palmer Acoustic Report of being in a rural residential area are not accurate especially when considering the surrounding area, therefore the statements regarding the acceptance of noise will not hold true. A detailed assessment should be conducted in accordance with Council assessment requirements including the *Environmental Protection (Noise) Policy 2019* for all activities associated with the site.

- The proposed noise attenuation is limited to the kennels, the methodology has not considered the impacts of dog noise when outside their kennels or when using the exercise yards.

Overall the acoustic peer review notes that even if the appropriate methodology was used, the resultant noise at the receiver locations is likely to be significantly impacted by the new development and is therefore unable to comply with the performance outcome PO9 and overall outcome h) of the rural zone code. Further, no reasonable and relevant development conditions can be recommended to achieve compliance given insufficient noise criteria and analysis is provided, rendering the noise impact assessment inadequate.

Bushfire hazard

The proposed development is within the medium potential bushfire intensity and potential impact buffer areas of the bushfire hazard overlay (refer Attachment 2).

The proposal has been assessed against the relevant performance outcomes of the code as follows:

PO10

'Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point:

1. *10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or*
2. *29kW/m² otherwise.*

Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.'

The applicant has not supplied a bushfire management plan and therefore is unable to demonstrate compliance with performance outcome PO10.

PO11

'Effective safety and evacuation procedures and measures are established.'

A bushfire management plan has not been submitted as part of the supporting information of the application. If the development application were to be recommended for approval, a condition could be included to ensure the submission of a bushfire management plan.

PO12

'A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.

Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.'

PO13

'All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by fire fighting appliances.'

If recommended for approval, a condition would be recommended to formalise the existing driveway and proposed parking areas. The condition would require a sealed two way driveway connecting the road to the development that has an appropriate flood immunity for safe vehicle use and is sized to accommodate a fire fighting vehicle.

PO14

'Development outside reticulated water supply areas, includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.'

If recommended for approval, a condition for a fire hydrant would be recommended, to ensure there is adequate supply of water for firefighting purposes.

PO16

'Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.'

The applicant has not supplied a bushfire management plan to identify whether any clearing is required to appropriately mitigate bushfire risk to the development. Therefore the impacts of any clearing on environmental values and landscape character are unable to be appropriately quantified and assessed.

Overall the proposal has not demonstrated that the design has minimised risk to people and property and has no significant impact on the natural environment in accordance with the overall outcomes of the bushfire hazard overlay code. Therefore the proposal is unable to comply with the relevant assessment benchmarks.

Koala habitat

Impact on koala habitat is assessed having regard to Schedule 11 of the *Planning Regulation 2017*. It is recognised that the Regulation was amended during the application process. In accordance with section 45(7) of the *Planning Act 2016*, the application is assessed under the version of the regulation in place when the development application was properly made, however in accordance with section 45(8) Council has applied weight to the current regulation in its assessment of the application.

Under the mapping in place at the time the application was properly made, the subject site was within the priority koala assessable development area with parts of the site identified as high and medium value koala bushland and rehabilitation as depicted in Attachment 2. The site is mapped within the koala priority area and part of the site is identified as core koala habitat area; further detailed within Attachment 2. Development may require removal of native vegetation in the core koala habitat area outside of the exemptions, which would have resulted in the development being prohibited if it were lodged under the current Regulation. Therefore the superseded *Planning Regulation 2017* is assessed below with weighting applied to current provisions in accordance with section 45 of the *Planning Act 2016*.

Planning Regulation 2017, Schedule 11, Part 2, Section 6 states:

'(3) The following matters are assessment benchmarks for the development—

- (a) the development does not involve clearing non-juvenile koala habitat trees in a bushland habitat area;*
- (b) the development avoids clearing non-juvenile koala habitat trees in an area that*

is—

- (i) a high value rehabilitation habitat area; or*
- (ii) a medium value rehabilitation habitat area;*
- (c) if the clearing of non-juvenile koala habitat trees can not be avoided in an area stated in paragraph (b)—*
 - (i) the amount of clearing is minimised; and*
 - (ii) any significant residual impact of the clearing is offset;*
- (d) the matters stated in section 2(2)(a) to (e).'*

The applicant has proposed that the development will not result in the removal of non-juvenile koala habitat trees (NJKHT) both in the bushland habitat area and the rehabilitation area.

If approved, the proposed development could clear native vegetation under the 'essential management' provisions under the *Planning Regulation 2017* for establishing or maintaining a necessary firebreak or to maintain infrastructure such as fencing and other structures. The applicant has not supplied sufficient information to demonstrate compliance with the bushfire hazard overlay provisions applicable to the site.

To ensure the development is compliant with the regulation, if the development were to be approved, a condition would be required enforcing that no NJKHT can be cleared, including direct or indirect impacts that would result in the removal of this vegetation. The condition would ensure the retention of NJKHT, however it would prevent the owner undertaking 'essential management' clearing. Given the limited information supplied about bushfire management of the site, a condition requiring the retention of vegetation could either prevent the development from occurring in its proposed form or would as a consequence conflict with other assessment benchmarks relevant to the assessment of the development by potentially causing the development approval to introduce an unacceptable bushfire risk to people and property. Therefore, the condition requiring the retention of NJKHT is not certain and final and could not be reasonably enforced.

Further section 2 (2) (a) to (e) of the regulation is relevant stating:

'(2) The following matters are assessment benchmarks for the development—

- (a) the development provides, to the greatest extent practicable, safe koala movement measures that are appropriate for—*
 - (i) the development; and*
 - (ii) the habitat connectivity value of the premises;*
- (b) any clearing of native vegetation complies with part 3;*
- (c) measures are implemented to ensure that construction activities on the premises do not increase the risk of death or injury to koalas;*
- (d) any area on the premises that is cleared of native vegetation is progressively rehabilitated, if—*
 - (i) the vegetation was removed as a result of construction activities; and*
 - (ii) the area is to be used to provide for safe koala movement measures, including, if appropriate, koala movement infrastructure;*

(e) if an area is to be used to provide for safe koala movement measures—the development involves landscaping that provides food, shelter and movement opportunities for koalas.'

Without the imposition of conditions the proposed development is considered unable to meet the assessment benchmarks outlined in section 2 above. As identified in the assessment of section 6 above, there is little information supplied on the proposed bushfire management of the site. The information is required to inform conditions that will relate to vegetation management, retention and rehabilitation.

As stated above, it is considered appropriate to give weighting to the current *Planning Regulation 2017*, specifically Schedule 10, Part 10 Section 16A which states:

'(1) Development is prohibited development to the extent the development involves interfering with koala habitat in an area that is both—

- (a) a koala priority area; and*
- (b) a koala habitat area.*

(2) However, subsection (1) does not apply to the extent the development—

- (a) is exempted development; or*
- (b) is assessable development under section 16C; or*
- (c) is in an identified koala broad-hectare area and is—*
 - (i) accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under section 16C; or*
 - (ii) reconfiguring a lot that is assessable development under part 14, division 1, section 21; or*
- (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or*
- (e) is consistent with a development approval—*
 - (i) in effect for the premises on which the development is carried out; and*
 - (ii) given for an application that was properly made before 7 February 2020.'*

The subject site is within the koala priority area and stage 1 of the development is affected by the core koala habitat area designation, as shown in Attachment 2. As a result, any interfering with koala habitat in stage 1 would be prohibited if the application were lodged after the commencement of this change to the regulation. This is considered relevant to the assessment of this application, as it indicates clearly the intent to protect koala habitat on this part of the site. This adds weight to the need to have clear and definitive information to demonstrate the extent of clearing to facilitate the development and manage any bushfire risk, and given Council officers are not satisfied that there is certainty around this information, it will inform the recommended reasons for refusal of the application.

Overall it is considered that there is insufficient information to determine if sections 2 and 6 of the superseded *Planning Regulation 2017* as identified above, have been satisfied. Furthermore giving weight to the current amendments to the *Planning Regulation 2017* is considered appropriate and only strengthens the position on this matter.

It is therefore recommended that this matter is included as grounds for refusal.

Environmental significance

The proposed development is within the Matters of Local Environmental Significance (MLES) and Matters of State Environmental Significance (MSES) mapped environmental significance overlay area (refer Attachment 2).

The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impact on matters of national, state and local environmental significance. The code talks to four aspects for assessable development:

- Values to be protected;
- Minimising and mitigating impacts;
- Corridors and enhancement planting; and
- Offsets.

The applicant has submitted an ecologist report, which states that no loss of canopy and native vegetation will result through this development. The development footprint seeks to position structures and pods in areas compromised of cleared understorey with scattered trees and a grassy understorey as depicted in Attachment 2. Accordingly, it is considered that the location of the pods have minimised the impact to the native vegetation on the site through design.

As outlined in the koala habitat section of the assessment, insufficient information regarding the required bushfire management and associated clearing of the site, inhibits the ability to apply certain and definite conditions surrounding the retention and rehabilitation of vegetation. While the applicant has indicated that no vegetation will be removed to facilitate the development this cannot be conditioned.

Had further information been supplied regarding the required bushfire attenuation and the potential associated clearing, a degree of enhancement to the environment significance of the site could be secured by way of conditions. Additionally, design elements such as fauna friendly fencing could be conditioned to ensure the ongoing safety of fauna moving through the site.

The proposed development does not result in significant residual impact to areas of local environmental significance, negating the requirement for offsetting.

Air quality impact

Performance outcome PO9 of the rural zone code states:

'Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.'

The proposed development is considered to comply with PO9 based on the following assessment.

The existing driveway providing access to the site and the proposed development is currently unsealed gravel which emits dust when regular traffic movements occur. Should the development be approved, it would be reasonable to include conditions to provide a sealed driveway and car parking area to ensure dust does not significantly impact the adjoining residential amenity.

The applicant has proposed periodic commercial cleaning of the kennels and agility areas by low impact equipment. Additionally, disposal of waste generated by the use through onsite (septic tank and compost methods) and offsite (waste collection) means. Reasonable conditions could be imposed so that the development manages and provides adequate cleaning and disposal of waste in order to manage odour and air quality impacts, to comply with PO9 of the rural zone code.

Infrastructure Charges

The proposed development is defined as ‘animal keeping’ under schedule 24 of the *Planning Regulation 2017*. Under schedule 16, animal keeping is identified as an ‘other use’ for the purposes of determining the prescribed amount for infrastructure charges. This means the rate applied is determined by the local government, and must be for another similar use that has been identified in Column 1 under the schedule.

It is considered that the impact on infrastructure from the use is comparable to intensive animal industry level of demand; given traffic generated by the use is accessed off State Controlled Roads, the site is un-sewered and stormwater is managed onsite. Therefore no applicable charge is relevant should the development be approved.

State Assessment & Referral Agency (SARA)

SARA provided a referral agency response dated 9 March 2020 in regards to state-controlled road. The Department indicated no objection to the proposed development subject to referral agency conditions in regards to access and stormwater management. The Department’s referral response, including conditions, will be attached to Council’s Decision Notice.

Public consultation

The proposed development is code assessable and did not require public notification. However fifty-seven (57) not properly made submissions were lodged which are summarised below (Table 1). In accordance with the *Planning Act 2016*, the not properly made submissions are considered as ‘common material’ for the development application with grounds only considered where relevant to the assessment benchmarks under City Plan.

1.	Noise impact Noise impact to residential zoned properties towards southern boundary due to the proposed use. Including:
	<ul style="list-style-type: none"> • dogs barking adversely impact the amenity of the residential properties; • traffic movements; and • customers on site.
	<p>Applicant Response The applicant has lodged a noise impact assessment undertaken by a suitable acoustic expert. The report recommended that attenuation and a noise management plan be conditioned to the development permit.</p> <p>Officer’s Comment Refer to the assessment section above in relation to the acoustic impacts.</p>
2.	Impact on fauna Environmental impacts from:
	<ul style="list-style-type: none"> • fragmentation; • fauna being attacked by domestic dogs (Koala spotted on 9 October 2019); and • fencing causing fragmentation.
	<p>Applicant Response Refer to initial ecological report and further responses given as “further issues” response.</p> <p>Officer’s Comment Refer to assessment section above with respect to the environmental impacts.</p>
3.	Air quality
	<ul style="list-style-type: none"> • Increase traffic causing dust to impact the air quality; and

	<ul style="list-style-type: none"> Noxious odour from the dogs.
	<p>Applicant Response Traffic increase will negligible and certainly no more than can be expected from accepted rural-zoned use. Largest vehicle anticipated will be an SRV. Road will be regularly kept sprayed for dust. Proper kennel keeping will exclude noxious dog odour refer to cleaning regime. The proprietors are not responsible for noxious odours from native animals on the site.</p>
	<p>Officer's Comment Refer to the assessment section above in relation to air quality impacts.</p>
4.	<p>Traffic</p> <ul style="list-style-type: none"> Safety of patrons exiting and entering on busy arterial road; and Increased traffic generated from the proposed use.
	<p>Applicant Response Additional traffic to and from the site as a result of the kennels is expected to be no more than one (1) vehicle per hour.</p>
	<p>Officer's Comment The proposed development is considered against the transport, servicing, access and parking code or could be conditioned to comply with the proposed use providing deemed to comply car parking onsite, two way sealed driveway allowing vehicle to enter and exit the site in a forward motion; therefore is considered safe and convenient. Redland Bay Road is a State controlled road and referral agency has provided conditions to comply including upgrading the driveway crossover.</p>
5.	<p>Design</p> <ul style="list-style-type: none"> Layout of car parking conflicting with dog yard not best practise; and Privacy issues.
	<p>Applicant Response Animal management is more critical than parking layout. Closest houses are 60-100m away.</p>
	<p>Officer's Comment Stage 1 is located at the rear of the property within the existing domestic outbuilding separated from the car parking area. Meanwhile, stage 2 is sited adjacent to the car parking area and internal driveway; it is considered reasonable to provide screening and fencing to mitigate the disturbance to dogs within stage 2.</p>
6.	<p>Water quality</p> <ul style="list-style-type: none"> Chemicals leaching into the stormwater network and waterways; and Oil leaching into waterways derived off traffic.
	<p>Applicant Response All hard surface cleaning inside the buildings will include use of commercial floor scrubbing equipment which has very efficient water usage and waste collection into dirty water tank.</p> <ul style="list-style-type: none"> Any cleaning chemicals used on site will be required to be aquis approved which means suitable for drains. Adopt the use of Aqueous Ozone chemical free cleaning providing sanitisation - kills bacteria and eliminates odour.
	<p>Officer's Comment An approval could be conditioned to comply with the rural zone code and healthy waters code to ensure no adverse impact on the Redland's waterways.</p>

Table 1: not properly made submissions

STRATEGIC IMPLICATIONS

Legislative Requirements

The development application has been assessed in accordance with the *Planning Act 2016*.

Risk Management

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

Financial

The applicant can appeal to the Planning and Environment Court against this decision of Council. Such proceedings would incur legal and court costs.

People

There are no implications for staff.

Environmental

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

Social

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

Human Rights

No known human rights matters are relevant to the assessment of the application.

Alignment with Council's Policy and Plans

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

Consultation

The proposed development was subject to the below consultation with the former Division 7 Councillor.

Consulted	Consultation Date	Comments/Actions
Division 7 Councillor	26 August 2019	Procedural internal referral to the relevant Councillor.
Division 7 Councillor	4 October 2019	Application called in for decision at Council General Meeting.

OPTIONS**Option One**

That Council resolves to refuse the application for the material change of use for animal keeping on land described as Lot 38 RP 85146 and situated at 585 Redland Bay Road, Capalaba, subject to the grounds identified in Attachment 4.

Option Two

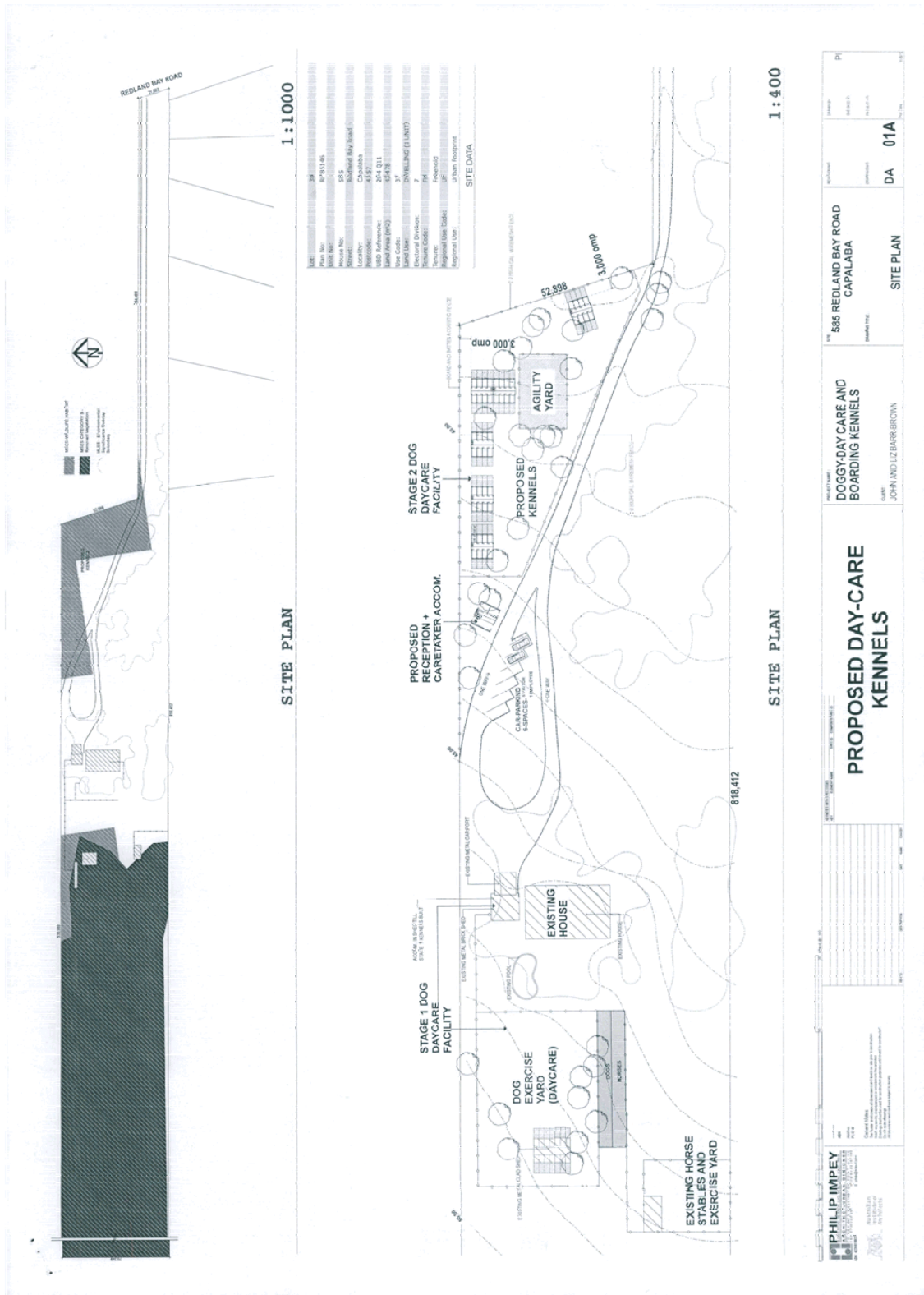
That Council resolves to issue a preliminary approval for the application subject to conditions.

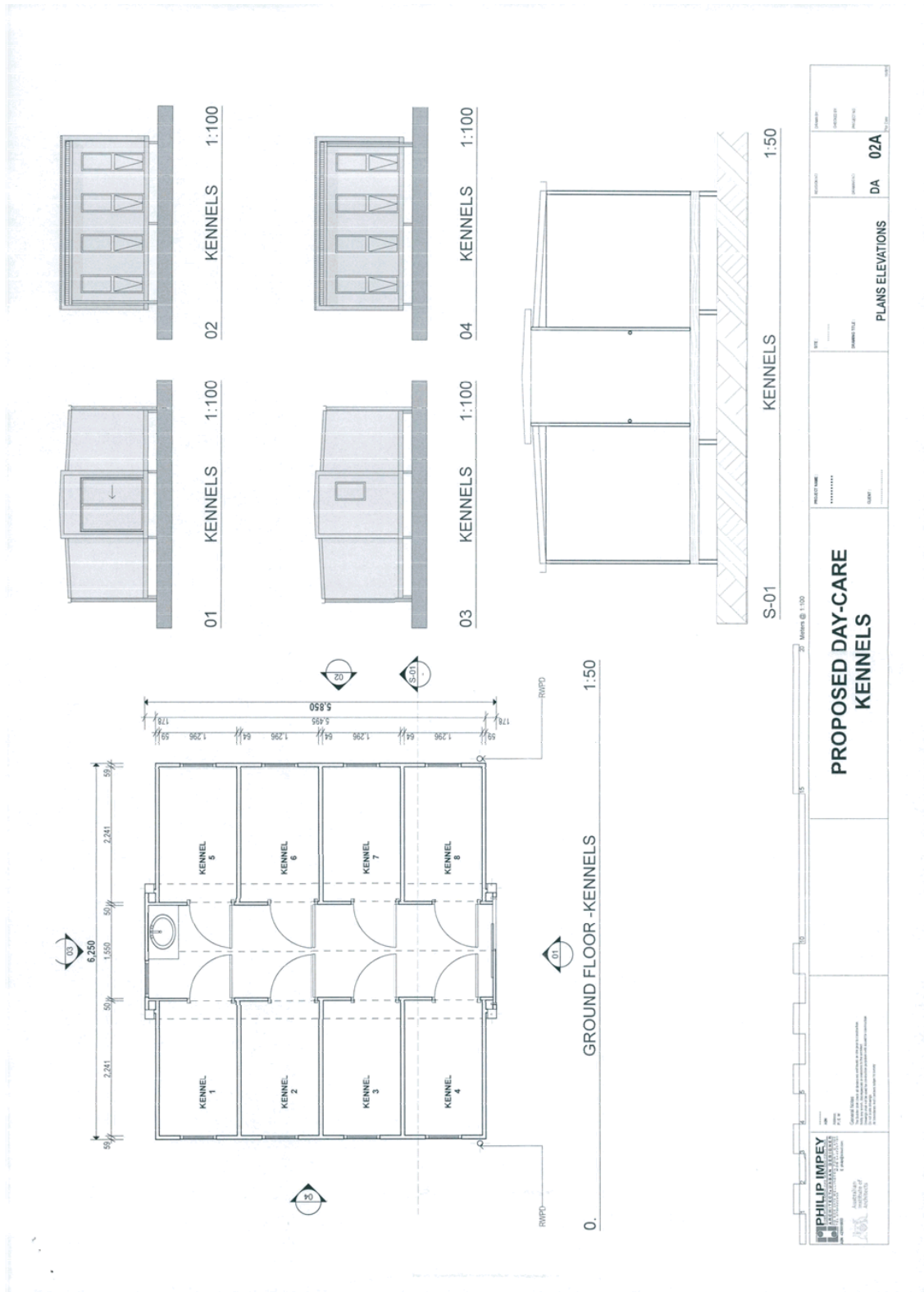
Option Three

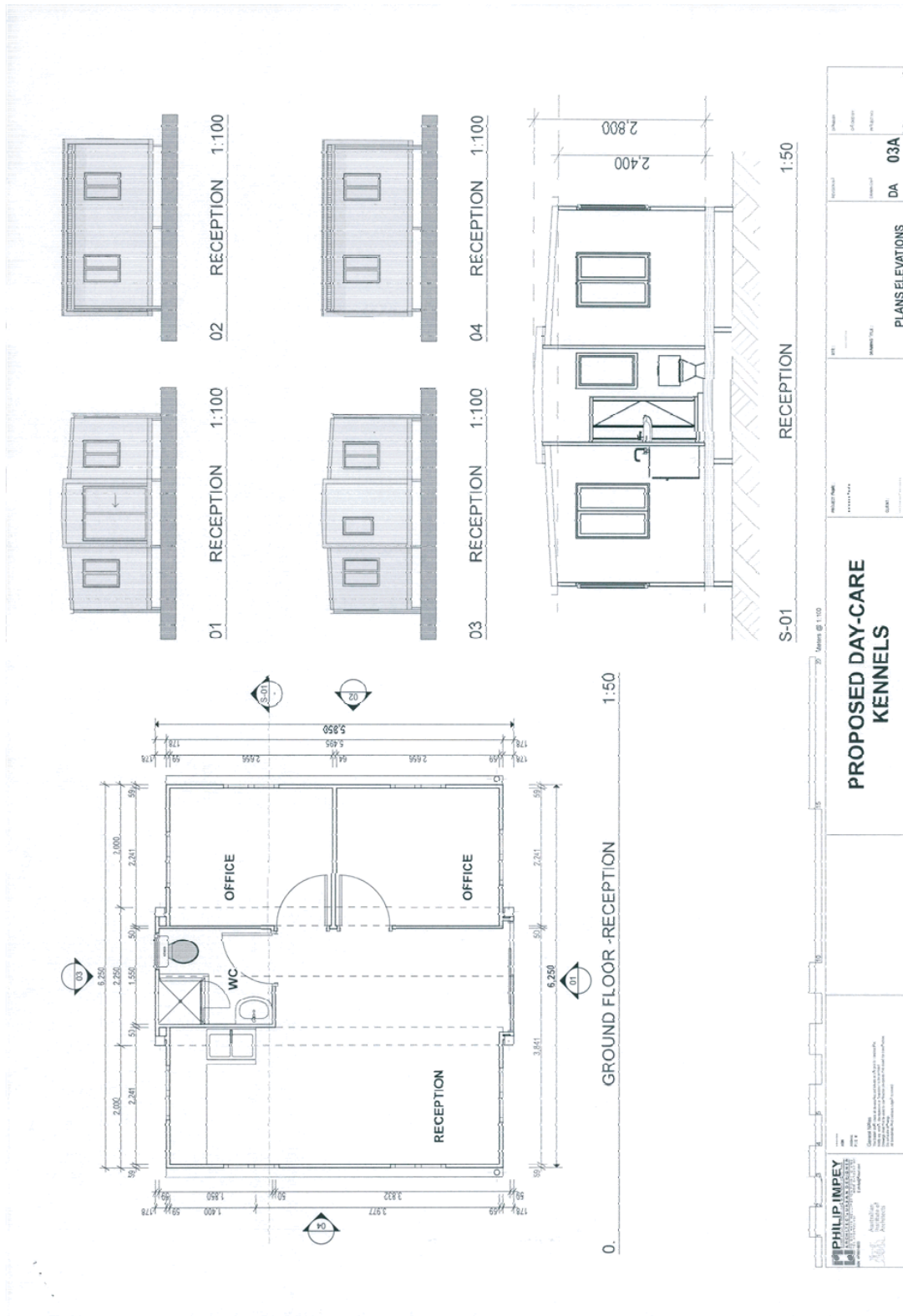
That Council resolves to issue a development permit for the application subject to conditions.

OFFICER'S RECOMMENDATION

That Council resolves to refuse the application for the material change of use for animal keeping on land described as Lot 38 RP 85146 and situated at 585 Redland Bay Road, Capalaba, subject to the grounds identified in Attachment 4.







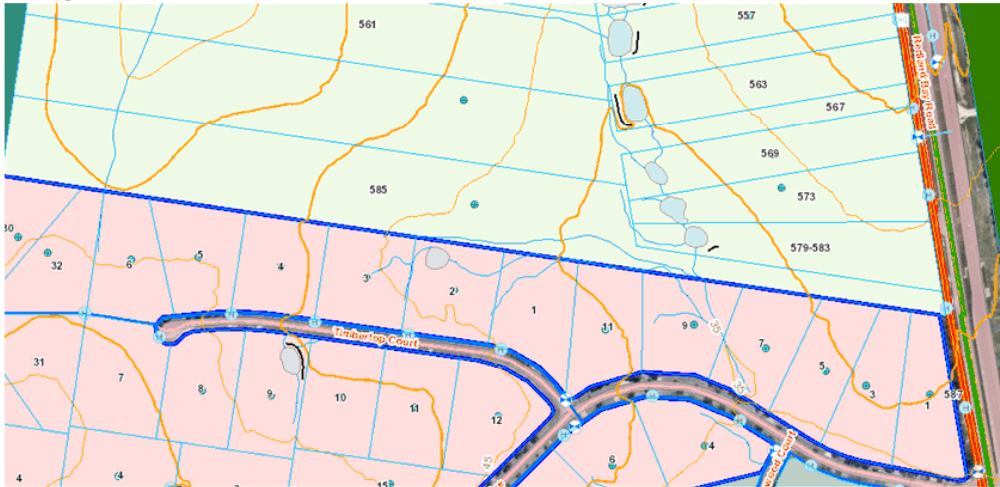
ATTACHMENT 2 – AERIAL, PHOTOS AND MAPPING

Aerial imagery



Figure 1: aerial imagery

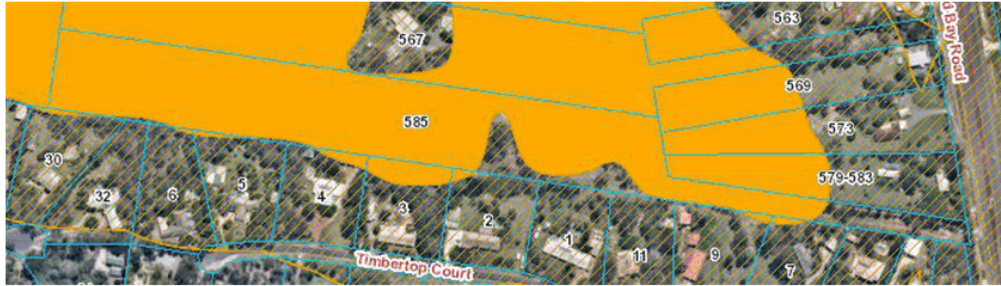
Zoning



- Zones
- Precinct Boundary
 - Low Density Residential
 - Rural

Figure 2: Zoning

Bushfire hazard mapping



- Bushfire Hazard Overlay
- Very High Potential Bushfire Intensity
 - High Potential Bushfire Intensity
 - Medium Potential Bushfire Intensity
 - Potential Impact Buffer

Figure 3: bushfire hazard overlay

Environmental significance overlay



- Environmental Significance Overlay
- MSES
 - MLES

Figure 4: Environmental significance overlay

Planning Regulation - koala habitat values mapping

Superseded koala habitat mapping



- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water

Figure 5: Superseded koala mapping

Tree plot and proposed pod location

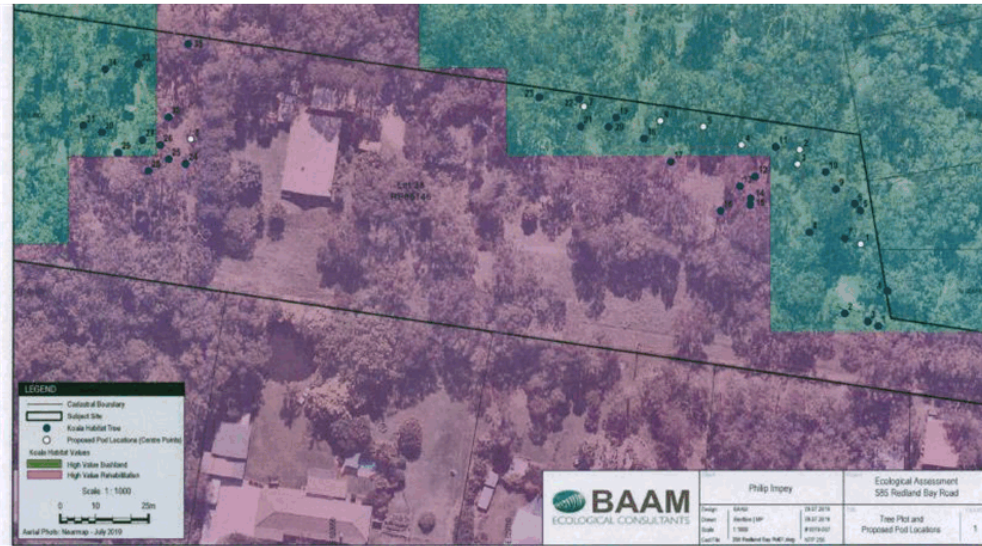


Figure 6: Tree plot and pod location plan

Current Koala habitat mapping



KOALA HABITAT IN SEQ REGION

- ▼ KOALA PRIORITY AREA
 - Koala priority area
- ▼ KOALA HABITAT AREA
 - All
 - Core koala habitat area
 - Locally refined koala habitat area

Figure 7: Koala habitat in SEQ Region

Photo of proposed stage 2 pod location



Figure 8: Stage 2 pod location



CANINE DAYCARE AND BOARDING KENNELS

585 REDLAND BAY- CAPALABA ROAD CAPALABA



NOISE IMPACT ASSESSMENT

Commissioned by:	Philip Impey
Date:	11 February 2020
Project number:	4779
Version:	v.2
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CANINE DAYCARE AND BOARDING KENNELS
585 REDLAND BAY- CAPALABA ROAD CAPALABA
NOISE IMPACT ASSESSMENT

EXECUTIVE SUMMARY

Liz and John Barr-Brown are proposing a canine day care and boarding kennel establishment at 585 Redland Bay-Capalaba Road, Capalaba.

The intent of the development is to establish the new use of canine 'day care' and boarding kennel uses. The intended hours of operation are:

- Doggy Day Care – 6:30 am to 6 pm, 5 days per week;
- Kennels – more limited hours for customer drop-off and pickup 6 days per week

The project site is described as 585 Redland Bay Capalaba Road, Capalaba with a Real Property Description of Lot 38 on RP 85146.

We recommend:

- An acoustic barrier be constructed around the day care exercise area to mitigate noise emissions;
- A sight screen be constructed around the dog drop off area to limit dog excitement from external sources.
- That the above be completed in Stage 1 of the project;
- That a noise management plan, detailing scheduled event times and specific mitigation measures be formulated and be incorporated in staff training procedures.

CANINE DAYCARE AND BOARDING KENNELS
 585 REDLAND BAY- CAPALABA ROAD CAPALABA
 NOISE IMPACT ASSESSMENT

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 585 REDLAND BAY- CAPALABA ROAD CAPALABA
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1.0 INTRODUCTION

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The project site is described as 585 Redland Bay Capalaba Road, Capalaba with a Real Property Description of Lot 38 on RP 85146.

The site locality is presented in Figure 1 and in Sketch 1 attached.



Figure 1: Locality

1.1 Existing Site

The land currently accommodates a dwelling, stables and horse exercise yard on the 43,478 m² site.

1.2 Locality

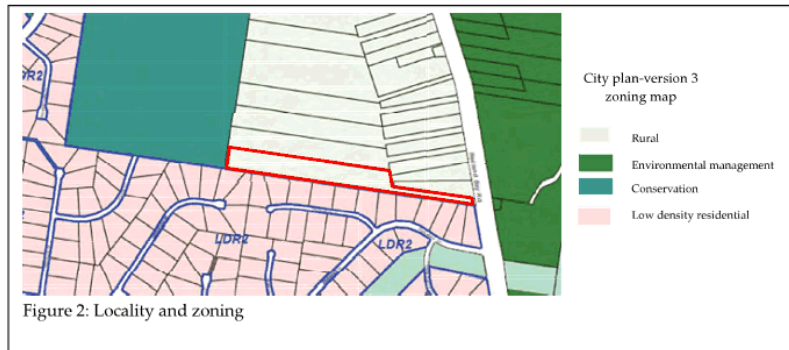


Figure 2: Locality and zoning

The locality and zoning of the subject site and adjacent land are indicated in Figure 2. As indicated the subject site is zoned rural with adjacent properties zoned low density residential.

**CANINE DAYCARE AND BOARDING KENNELS
585 REDLAND BAY- CAPALABA ROAD CAPALABA
NOISE IMPACT ASSESSMENT**

The nearest noise sensitive locations are residences located 61 m to the north west (R1), 100m to the southwest (R2) and 159m to the southeast (R3) with respect to the proposed Doggy Day Care area, See Figures 3 & 4.

The surrounding dwellings are surrounded by light bush and undergrowth providing limited visual screening from the facility.

1.3 Proposed Use

The proposed use is indicated in Figure 3, below.

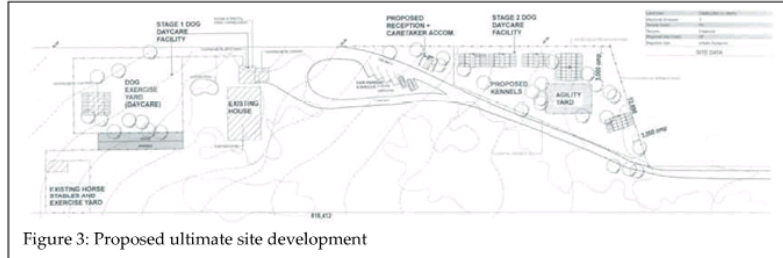


Figure 3: Proposed ultimate site development

The site development includes the retention of a maximum number of existing trees. The indicated vehicle access paths comprise simple development of the existing driveway and access paths with the provision of designated car parking.

1.4 Staged Development

The development may be completed in two stages;

- Doggy Day Care –
- Boarding kennels and caretaker accommodation.

We recommend that all acoustic works, e.g. acoustic barrier and sight screen fencing, be completed in stage 1 of the project.

1.5 Redland City Council information request

The Redland City Council Have Issued an Information Request concerning the proposed development. The portion of the request concerning acoustics is reproduced below:

The proposed business may generate additional noise and further information is required to assess the impact this might have on sensitive land uses. Council notes that the applicant will comply with the acceptable outcome, however given the proximity to lots less than 2 hectares and dwelling houses additional information will be required in this instance.

CANINE DAYCARE AND BOARDING KENNELS
 585 REDLAND BAY- CAPALABA ROAD CAPALABA
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Therefore, the development is required to respond with performance outcome PO9 of the rural zone code which states:

PO9

Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.

Provide an acoustic report/assessment including a noise management plan in accordance with Planning Scheme Policy 6 – Environmental Emissions – 6.3.1.2.

The reference planning scheme policy is reproduced below

6.3.1.2 Noise Management Plans

- (1) A Noise Management Plan is required when potential noise nuisance can be effectively controlled through management measures.
- (2) A Noise Management Plan allows an applicant to monitor and ameliorate potential noise nuisance through documented processes which can be regularly reviewed and amended as per site requirements.
- (3) A Noise Management Plan must include:
 - (i) the intended noise reduction measures and their anticipated performance;
 - (ii) management measures include all noise control actions which rely on people to behave in a particular way. For example requiring staff to restrict certain activities to certain times or to intervene by closing doors or re-directing activities;
 - (iii) performance indicators, a review schedule and indicate the responsible person(s) for achieving the aim of the plan;

2.0 NOISE MITIGATION STRATEGIES

Redland City Council’s planning scheme policy 6, suggests methods to minimise impacts from noise emissions. Applicable methods are extracted below:

Siting and design	Design site layout to ensure building openings, roads, parking areas and other major activities and operational areas are located away from current or future sensitive land uses
	Where possible use the layout of the buildings, site infrastructure and natural topography as noise barriers
	Where possible use the layout of the buildings, site infrastructure and natural topography as noise barriers
	Locate noisy processes such as loading bays and entrances/exits away from sensitive land uses
Construction standards	Buildings housing noisy operations, activities or equipment are construction of suitable materials to reduce noise transmission such as ceilings and walls lined the sound absorbing material.
Noise management measures	Conduct noisy activities at time when the likelihood for nuisances minimised for example, the middle of the day

3.0 STEADY STATE NOISE EMISSION

The kennel building will require mechanical ventilation and air conditioning. Plant associated with the reception in caretaker accommodation will be domestic in scale and is not considered to present a noise nuisance hazard.

From our experience with other animal training facility assessments we note other activities likely to produce steady state noise emissions relate to mechanically assisted cleaning, e.g. pressure spraying of kennel enclosures. Most other activities e.g. regular low pressure hose out, bedding changes, etc. are manual or of low noise impact.

The operation of a pressure cleaner, perhaps once a month, is typical of rural operations both in frequency and noise level and would be a currently experienced noise in the area.

3.1 Noise Emission Criteria

Noise criteria for mechanical plant are to be assessed using Redland City Council Planning Scheme acceptable outcome AO 9.1, *Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1*: extracted below as Table 1, below. The table includes an inferred attenuation of a building façade of 15 dB inside to outside allowing internal levels to be stated as external level for assessment. Derived external levels are included in the table.

Table 1: Extract from Schedule 1 of Environmental Protection (Noise) Policy

Column 1	Column 2	Column 3			Column 4
Sensitive receptor	Time of day	Acoustic quality objectives (measured @ the receptor) dB(A)			Environmental value
		L _{Aeq,adj,1 hr}	L _{A10,adj,1 hr}	L _{A1,adj,1 hr}	
Dwelling (for outdoors)	daytime and evening	50	55	65	health and wellbeing
Dwelling (for indoors)	daytime and evening	35	40	45	health and wellbeing
	night-time	30 (45)*	35 (50)	40 (55)	health and wellbeing, in relation to the ability to sleep

* External levels

The Environment Protection Act (EPA) protects the Queensland Environment from environmental nuisance and states that:

Environmental nuisance is unreasonable interference or likely interference with an environmental value caused by—

- a. aerosols, fumes, light, noise, odour, particles or smoke; or
- b. an unhealthy, offensive or unsightly condition because of contamination; or
- c. another way prescribed by regulation.

Chapter 8, Part 3, of the Act lists Offences relating to environmental harm. In Division 3 of Chapter 8 Default Noise standards are stated. Section 440U, air-conditioning equipment and

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section 440V, refrigeration equipment, directly relate to the proposed kennel operations. It is understood that the noise standards stated in Part 3B are offences noise limits. In this situation, applying these standards, that are based on a rise of noise above the ambient noise levels (Background plus), as a design limit is considered appropriate owing to the widespread of this method by councils. Further from British Standard BS4142 - *Rating industrial noise affecting mixed residential and industrial areas* a rise above background of 5 dB is a likely indication of an adverse impact. At a rise of 5 dB, the noise from the source will be just audible (not loud or unbearably intrusive). For these reasons the 440U and 440V noise limits is applied in this situation.

440 U/ 440V Air-Conditioning Equipment/Refrigeration Equipment

- (1) *this section applies to premises at or for which there is air-conditioning equipment (planter equipment refrigeration).*
- (2) *An occupier of the premises must not use, permit the use of, the (refrigeration) equipment on any day –*
 - (a) *Before 7 if it makes a noise of more than 3 dB(A) above the background level; or*
 - (b) *From 7a.m. to 10p.m, if the use makes a noise of more than 5dB(A) above the background level; or*
 - (c) *after 10p.m., if it makes a noise of more than 3dB(A) above the background level.*

Based on an estimated background noise level as per AS1055.2 (1997) Appendix A, for a noise area category area of R2 Area with low density transportation emissions limits as per Table 2 can be stated.

Table 2 Noise emission limits at a noise sensitive place

Period	Noise Emission Criteria L _{Amax,adj,T15}	Derived Noise Limit L _{Amax} dB(A)
7 am – 6 pm	not greater than Background, R2 – 45 +5dB(A)	50
6 pm – 10 pm	not greater than Background, R2 – 40 +5dB(A)	45
10 pm – 7 am	not greater than Background, R2 – 35 +3dB(A)	38

3.2 Assessment

Low noise levels are achieved by the engineered selection and application of:

- Low sound power level equipment;
- Silencers;
- Acoustic enclosures;
- Noise barriers;
- Vibration isolation systems.

The application of such principles and treatments, along with providing maximum separation distances between noise sources and sensitive areas will ensure that noise from plant and equipment complies with limits.

Further, a full time manager’s dwelling is on site and consideration of their amenity would preclude excessively noisy mechanical equipment, particularly at night.

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4.0 INTERMITTENT AND FLUCTUATING NOISE

Typical noise emissions in this category are typically vehicle use, material loading/unloading and power tool operation. As per the above, consideration of possible steady state noise these operations are typical of operations conducted in a rural area and are likely to be present in this area. The canine day care and boarding kennel will not require servicing by heavy or specialist vehicles, nor the operation of power tools. Accordingly, such noise is not considered further. Dog barking is the main intermittent noise of concern.

4.1 Dog barking

The proposed operation has the potential for noise emissions from dogs barking. The following strategies will limit noise emissions.

- (i) *Mix of dogs*
Dogs will be a mixture of large, intermediate and small breeds;
- (ii) *Location of training*
Dogs will be exercised under individual control at all times;
- (iii) *Noise control devices*
Where/when appropriate, widely utilised and highly effective noise control devices, e.g. anti-bark collars will be employed for problem dogs.
- (iv) *Sight screening*
In combination with the acoustic barrier fence (See section 4.5) sight screening will be provided to restrict sight lines from the outdoor areas adjacent residential and rural lots. Disturbance from passing traffic will be minimised by the separation distance to the main road and to the entrance driveway. The sight barriers will be formed from a combination of new fencing, mounding and the existing tall t.

While the mix and training levels of dogs are varied, they share a requirement to be at ease in the presence of other dogs and people, i.e. silent and non-aggressive.

4.2 Acceptable Noise Levels

The performance outcome for the rural zone code requires that noise emissions do not significantly impact on the residential amenity of adjacent lots. As the adjacent lots share a common boundary with a rural zone the expectation of lot owners can be expected to be more inclusive of animal husbandry noise than would be the case in a fully residential area. We also note from previous studies that preservation of residential amenity on the basis of rise above background noise cannot reasonably be achieved in this circumstance. To formulate an appropriate noise limiting level our opinion is informed by a study presented in 1998 at the International Internoise acoustic conference. The principal author of the paper was Kamst of Winders Barlow and Morrison Spring Hill, Brisbane Australia. See Appendix 1

The paper documented studies of complaints from residents living between 10m and 800m from kennels. To summarise the findings:

Most of the complaints related to sleep interference created by night-time or early morning barking. Background noise levels at these times were in the range 32 dB(A) to 45 dB(A) and had little or no effect

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on the L_B (Level of barking noise) levels at which complaints were registered. Accordingly, it appears that a noise level criterion at the receptor premises of less than 48 dB(A) would be appropriate to minimize annoyance.

The paper suggests that a level of 45 dB(A) should be used to provide a design margin. We consider that as the external operations will be minimised during evening and night retention of the 48 dB limit is appropriate.

4.3 Dog Barking Noise Levels

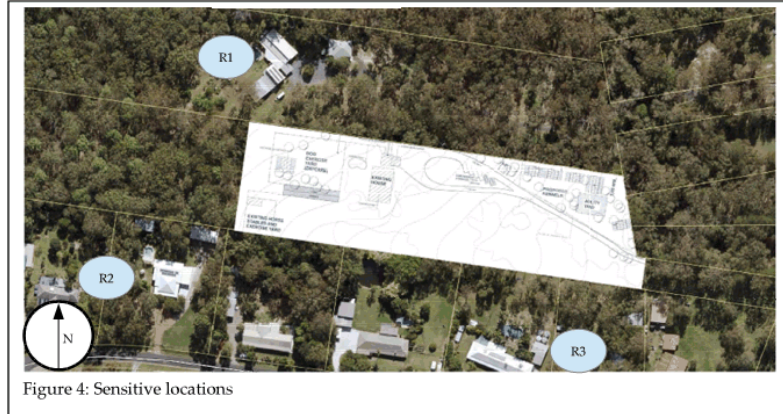


Figure 4: Sensitive locations

Based on our previous assessments of kennel operations and multiple site measurements we observe that large dogs, produce sound level in the range of 110 – 112 dB(A) SWL for excited barks¹. For medium sized dogs, levels in the range of 94 – 96 dB(A) SWL are expected.

As per the kennel building design presented in the attached sketches, an average sound reduction performance of R_{w30} can be expected. This attenuation is dependent on the closure of exterior doors and windows. Predicted impact levels from noise inside the kennel at a distance are calculated using the formula from Woods Practical guide to Noise control equation 4.22 (below), the separations distances from Section 1.2 and are presented in Table 3, below.

$$\text{Equation 4.22 } SPL2 = SPL1 - R_{av} + 10 * \text{Log}(\text{Wall area}) - 20 * \text{Log}(\text{distance}) - 14$$

Where R_{av} is the average noise reduction index of the wall.

The presented L_{Amax} levels are for a single bark. The duration of a bark is so short that multiple dogs barking does not increase the instantaneous noise level, only the overall sound energy, measured as L_{Aeq} for a given time period. Estimated L_{Aeq} results are presented in Table 3 based on a barking duration of 6 minutes for 10 dogs over a 1-hour period, i.e. 60 barking minutes, within the kennel and 1 minute at the outdoor area for a single large dog. A smaller dog barking externally, continuously for a 1-hour period would have a lower impact, L_{Aeq} than the values presented below.

¹ See appendix 1 for further detail.

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Calculations make no allowance for atmospheric attenuation. Predicted levels from the outdoor area assume no attenuation of intervening structures.

Table 3: Dog bark noise impact levels

Source location	Receptor	Impact levels	
		L _{Amax}	L _{Aeq}
Doggy day care	R1 (Closest)	60 dB(A)	43 dB(A)
Doggy day care	R2	55 dB(A)	38 dB(A)
Doggy day care	R3	52 dB(A)	34 dB(A)
Kennel building	R1 (Closest)	41 dB(A)	31 dB(A)
Kennel building	R2	41 dB(A)	25 dB(A)
Kennel building	R3	35 dB(A)	25 dB(A)

4.4 Planning for Noise Control Guideline

This document, provided by the EPA, references the noise policy as above, however it offers guidance for noises more closely related to dog barking. The guideline contains suggests:

Managing repetitive single-event or recurring noise

In some situations where there are a number of events of short duration with relatively high noise levels and large fluctuations in sound pressure level (such as vehicle movements, steam releases, loading, unloading activities) it could be advantageous to:

- set an upper limiting level expressed as an maximum instantaneous noise level (max L_{pA}); or
- limit the number of noise events/stimuli exceeding a certain threshold level in a specific time period; or
- Restrict the ‘emergence’ of noise events above the background noise level, especially at low background levels.

(i) Set an upper Limit

As the source level i.e. a dog bark, is unalterable and there will always exist the potential for a bark to occur away from any screening or control e.g. in the entry driveway on arrival, the setting of a maximum instantaneous level at the nearest adjacent property would be arbitrary and is therefore not considered appropriate.

In more detail, the proposed facility is located in a rural zoned area and therefore subject to a variety of frequent, loud noise events. Occasional dog barks are to be expected as a normal part of the rural acoustic environment which can be expected to include working (guarding duties) and pet dogs on the majority of properties. Accordingly, the setting of a maximum instantaneous level at the nearest adjacent property is not considered appropriate.

(ii) Limiting the number of noise events exceeding a threshold.

Day/Evening

In this context, limiting an absolute number of events, i.e. individual barks, exceeding a threshold is unworkable but management of the number of occasions in a day that barking occurs and their duration is appropriate. This also recognises that noise from barking is an accepted part of the environment in which the facility is proposed.

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Night-time

In recognition of the rural nature of the environment and that dog barking is part of the environment we consider that application of this limitation is appropriate for night-time sleep disturbance.

For a rural location, sleep disturbance criteria are set as an internal level of 45 dB(A) L_{Amax} not to be frequently exceeded.

Assuming a minimum façade attenuation with open windows of 5 dB the disturbance criteria can be expressed as 50 dB(A) L_{Amax} measured under free field conditions. This limit would be applied during the hours of 10:00pm to 7:00 am.

From the noise impacts presented in Table 3 we note that the noise levels for dog bark events within the kennel building comply with the criteria derived above.

(iii) Restrict the 'Emergence' of Noise

The acoustic environment of the area surrounding the proposed facility is characterised by relatively quiet background levels and significant, short duration noise events. This will be particularly so for the nursery manager's residence.

From the data presented in Table 3 we see that the predicted noise levels from dog barks up to 60 dB(A) L_{Amax} at R1 which is less than the acoustic quality objective for L_{A01} (Table 1) As animal activities in the open area are restricted to animals under supervision, barking behaviour will be controlled and of short duration.

4.5 Noise Management – Doggy Day care

The nearby residences have the potential to be affected by barking from outdoor activity. R1 - R3 will be sheltered from noise emanating from the Doggy Day Care area by an acoustic barrier at the edge of the area. The barrier is calculated to provide an attenuation of 8 dB at a height of 1.8m. Increasing the barrier height to 2.4m will increase the attenuation by 2 dB, thereby lowering barking noise levels by an equal amount. This reduction in level will not be discernible as a reduction at a sensitive location but will have a detrimental effect of the "openness" of the outdoor area for dog exercise. The barrier is to be constructed without gaps and of permanent materials with a finished surface density of not less than 10 kg/m².

4.6 Noise Management – Kennel operation

To prevent the rise of dog noise above the ambient we recommend conducting scheduled activities with the potential for noise during daytime only, e.g. deliveries/shipments, training and feeding.

We recommend that prior to commencement of operations a noise management plan, detailing scheduled event times and specific mitigation measures be formulated and be incorporated in staff training procedures.

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5.0 CONCLUSION

The proposed canine day care and boarding kennel operation is within an area of low background noise levels. Consideration of the environmental noise character and applicable standards indicates that:

- Development does not significantly impact on the residential amenity of adjacent lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, **noise**, vibration, air or light emissions or other potential nuisance;
- The management methodologies of the Planning for Noise Control Guideline, in particular *emergence above background*, are complied with during expected daytime activity.

We recommend:

- An acoustic barrier be constructed around the day care exercise area;
- Sight screening (barriers) between the kennel exercise areas and bush and road way be employed to limit dog excitement from external sources.
- That a noise management plan, detailing scheduled event times and specific mitigation measures be formulated and be incorporated in staff training procedures.

Author:



ROGER HAWKINS RPEQ 6022
Senior Engineer

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Appendix 1

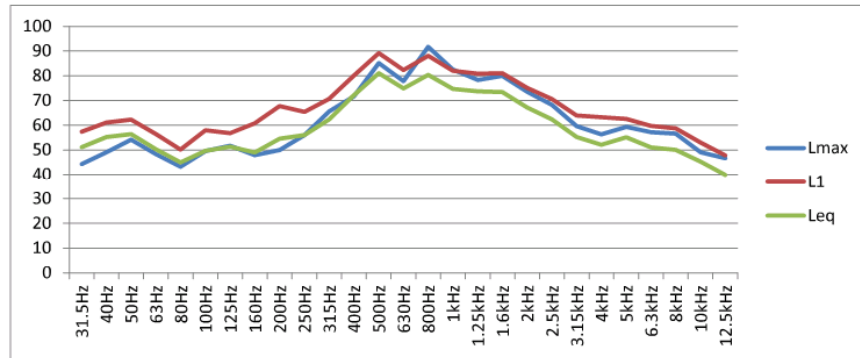
Dog Bark noise levels

Our primary reference for the assessed noise levels are taken from a recent assessment performed for a greyhound breeding establishment in Lanefield. From other assessments a greyhound bark is considered typical of "large" dogs" From this assessment we noted:

Site Observations

During the site visit to place the environmental logger dog barking events were recorded. It was noted, during an unescorted visit that some dogs did not respond to the intrusion with general barking, even though they had full view of the "intruder". The dogs that did respond barked for period of less than 10 seconds. Dog barking was recorded at a level of 92 dB(A) LA01 at a distance of 5m giving an approximate sound power level of 111 dB(A) SWL. From other assessments we have documented a sound power level of 113 dB for a large dog.

The frequency spectrum for the dog barking is presented below.



Appendix 2

KAHST Internoise 88

Noise Management Strategy for Dog Kennels - Australian ConditionsKamst⁽¹⁾ And N.J. Eddington⁽²⁾

- (1) Winders, Barlow & Morrison Pty Ltd PO Box 203, Spring Hill Qld 4004, Australia. Division of Noise Abatement and Air Pollution Control, 64-70 Mary Street, Brisbane Qld 4000, Australia.

Introduction

Dog noise, including noise from household pets and commercial kennels, has been ranked [1], [2] as one of the top three sources of noise that create annoyance in the Australian community, This ranking of noise disamenity is true irrespective of the density of living or the socio-economic status of an area. To be most effective, public policy management of kennel noise requires the application of a combination of strategies.

This paper focuses on public policy management of noise from commercially operated kennels. It discusses the problem of noise from kennels and includes an analysis of complaints. Separation distances according to kennel design are recommended. Comments are also offered on the management of dog kennels and these form a basis for formulation of policy.

The Problem of Noise from Commercial Kennels

In Australia, kennels are typically located in rural areas where larger land subdivisions can be found. People often purchase residences in these areas seeking quietude and can be dismayed to find kennel noise affecting their lifestyle.

A typical kennel would consist of an enclosed lock-up area in which dogs are housed at night with open wire mesh runs for day use. Some kennels may house up to 80 dogs and a cacophony of barking for several hours in the morning and evening and at odd times during the day can be a source of disturbance to nearby residents. The impulsive nature of the barking exacerbates the annoyance. It is usual for dogs to be noisy when they are anticipating food, when the kennels are being cleaned, or when unfamiliar animals or people are visible or audible.

The Australian climate demands kennel structures with adequate openings for good ventilation, often resulting in kennels which provide little acoustic attenuation. Accordingly, barking noise in the order of 100 dB(A) within the kennel enclosure can result in high noise levels at considerable distances.

Analysis of Complaints

Of 23 complaint situations analysed (3), 21 related to kennels in rural areas and 2 to kennels in more closely settled areas. This reflects the fact that most Local Authority Town Planning Schemes permit kennels in rural areas only.

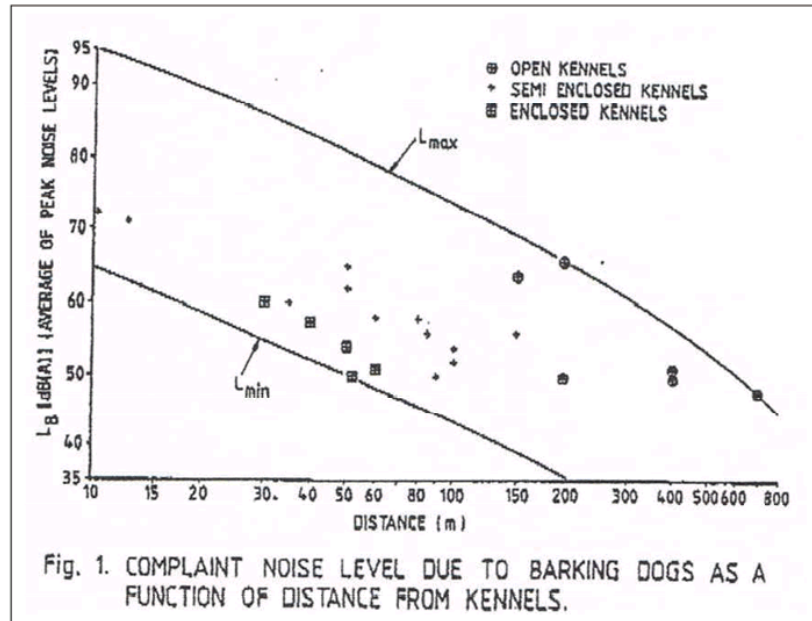
Figure 1 shows a scatter diagram of complaint noise level, L_b plotted against distance. L_b represents the average of the maximum noise levels, and was considered a suitable descriptor for the impulsive nature of dog barking. The diagram shows that complaints were obtained from residents living between 10m and 70m from kennels. Approximately 70% of complaints were from residents living within 100m of a kennel while about 87% of complaints were from residents living within 200 m of a kennel.

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The results Figure 1 that the threshold of annoyance at which complaints were registered 48 dB(A). This threshold level is of the same order as that found in other-studies ((4)). Most of the complaints related to sleep interference created by night-time or early morning barking. Background noise levels at these times were in the range 32 dB(A) to 45 dB(A) and had little or no effect on the L_B levels at which complaints were registered. Accordingly, it appears that a noise level criterion at the receptor premises of less than 48 dB(A) would be appropriate to minimize annoyance.

As a design criterion, it is suggested that a level of 45 d&(A) be adopted as the level not to be exceeded at the nearest residence. From the data shown in Figure 1 this level has a safety margin of 2-3 dB(A).



Most of the kennels flat country with scattered are located in rather trees, so that a ground attenuation allowance of 1.5 dB(A) per 100m could reasonably be applied for the propagation of barking noise. Combining this allowance with the 6 dB(A) per doubling of distance attenuation due to hemispherical spreading, predictive curves maybe drawn which show noise levels due to barking as a function of distance. Two such curves have been drawn in Figure 1 and are identified as L_{Max} and L_{Min} . They represent the envelopes of the maximum and minimum noise levels obtained from dog barking at various distances. It can be seen from Figure 1 that kennels with little or no attenuation afforded by design and structure are located closer to the L_{Max} line, while kennels affording better attenuation are closer to the L_{Min} line. It may be noted that the curves are separated by some 30 dB(A), and this difference can be interpreted in terms of kennel construction: e.g. concrete block kennels are concentrated around the L_{Min} line, while kennels of poor acoustic design are generally concentrated around the L_{Max} line.

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The effect of town planning controls is somewhat evident in Figure 1 which indicates that kennels which performed better acoustically were within 100m. Figure 1 also indicates that the noisiest kennels affording little or no attenuation may need to be in the order of 800m from residences to achieve the recommended dB(A) criterion. For new kennels located 200m or more from the nearest residence a structure affording up to 21 dB reduction in noise levels is required this generally means that the rear block wall would need to face the residence. Where new kennels are situated within 200 m of a residence, an acoustic expert should be consulted to ensure that the recommended levels of 45 dB(A) will be met. For distances less than 100m the kennels would need to be almost completely enclosed and may require mechanical ventilation combined with acoustically lined ducting in order to meet 45 dB(A) at the nearest residences.

Noise Management

Because of its nature, dog kennel noise needs to be managed through a combination of strategies. Recommended strategies are summarised below.

Town Planning and Building Controls

The findings in the previous section indicate that new kennels should:

- (i) not exceed an L_B noise criterion of 45 dB(A) at the nearest residences (existing or future).
- (ii) have a minimum separation distance of 200m to existing or future residences if standard acoustic treatment is applied (e.g. concrete block construction and rear wall of kennels to face residence; ventilation gap between this wall and galvanised iron roof allowable for ventilation purposes).
- (iii) be required to be designed by an acoustic expert; the treatment required will include some or all of the following: rear wall facing residence, suitable selection of materials used in kennel construction, acoustic sealing of entrance doors, mechanical ventilation.

Additional controls could include:

- limits on hours of night time housing of animals (e.g. 7.00 am 7.00 pm).
- minimum size of land required on which kennels are allowed to be built.
- selection of maximum setback distances from boundary.
- specification of exercise requirements (e.g. during the day at regular hours on kennel property).
- conditioning behaviour of dogs through the use of public address system, piped music and lighting.

Education

Educational strategies play an important role in influencing behaviour. In relation to dog kennels, an effective education strategy would necessitate the distribution of information material to kennel owners to encourage optimal design and location of kennels and good animal management (regular feeding, piped music to kennels, restraint of client entry to kennels).

Conclusion

An analysis of 23 complaints relating to barking noise from commercial kennels was undertaken. It was found that the minimum level at which complaints were received was 48 dB(A), irrespective of the background noise level. About 87% of the complaints were from neighbours residing within 200m of the kennels. Of the kennels investigated, kennel construction tended to be better and provided more noise attenuation with decreasing distance to a neighbouring residence.

On the basis of the analysis it is recommended that new kennels comply with the following conditions:

- (i) an average maximum noise level, L_B, at nearest residence (existing or future) of 45 dB(A).
- (ii) a minimum separation distance to neighbouring residences of 200m. For Town Planning purposes this may require the condition that kennels be allowed only on land exceeding a

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certain minimum area (e.g. 1 hectare). Standard acoustic treatment, as prescribed, is required for such kennels.

- (iii) design by an acoustic consultant to ensure the 45 dB(A) noise criterion is achieved.

Education of kennel operators to encourage good animal management can have a considerable influence on noise levels emanating from kennels and some aspects of management may well be included as conditions of approval.

References

1. A. Hede et al., *Acoustics Australia*, 15(2), 39-42 (1987)
2. T. Dulls et al., article accepted for publication in Noise '88 proceedings
3. Queensland Division of Noise Abatement and Air Pollution Control Files
4. M. Huberle, D. Duvener and D. Schmid, *Applied Acoustics*, 12, 329344 (1984)

ATTACHMENT 4 – GROUNDS FOR REFUSAL

That the application for a material change of use for the purposes of animal keeping on the land known as 585 Redland Bay Road, Capalaba and described as Lot 38 RP 85146 be issued a refusal based on the grounds below:

Acoustic Impact

1. The noise emissions to be generated by the development would significantly impact on the residential amenity of properties located to the north and south of the subject site and is unable to comply through the imposition of development conditions. Therefore the proposed development does not comply with the following provisions of City Plan:
 - a) Performance outcome PO9 of the rural zone code; and
 - b) The purpose of the rural zone code achieved through overall outcome (h).

Bushfire

2. The development has not demonstrated that it has been designed and located to minimise risks to people and property to an acceptable level and has not demonstrated that a radiant heat flux of 29kW/m² has been achieved. Furthermore the extent of bushfire risk mitigation treatments required are unknown and is therefore considered to be a significant impact on the natural environment and landscape character of the locality. Therefore the proposed development does not comply with the following provisions of City Plan:
 - a) Performance outcome PO10 of the bushfire hazard overlay code;
 - b) The purpose of the bushfire hazard overlay code achieved through overall outcome (b);
 - c) Performance outcome PO16 of the bushfire hazard overlay code; and
 - d) The purpose of the bushfire hazard overlay code achieved through overall outcome (d).

Koala Habitat

3. The applicant has not demonstrated that the development will not result in the removal of non-juvenile koala habitat trees both in the bushland habitat area and the rehabilitation area. Further the development will not result in interfering with core koala habitat area and koala priority area under the current Planning Regulation. It is considered that there is insufficient information to determine if the assessment benchmarks in the Planning Regulation have been satisfied. The proposal does not comply with the following:
 - a) (superseded) *Planning Regulation 2017*, Schedule 11, Part 2, Section 6;
 - b) (superseded) *Planning Regulation 2017*, Schedule 11, Part 2, Section 2;
 - c) (current) *Planning Regulation 2017*, Schedule 10, Part 10 Section 16A; and
 - d) (current) *Planning Regulation 2017*, Schedule 11, Part 2, Section 2.

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

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

18 URGENT BUSINESS WITHOUT NOTICE

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

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

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

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

19.1 Clay Gully Pty Ltd V Redland City Council (Planning and Environment Court Appeal 566 of 2020)

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.

20 MEETING CLOSURE