

Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 11 March 2020

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 11 MARCH 2020 AT 9.30AM (CARETAKER PERIOD)

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.33am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

EXECUTIVE LEADERSHIP TEAM: Andrew Chesterman (Chief Executive Officer), John Oberhardt (General Manager Organisational Services), Louise Rusan (General Manager Community & Customer Services), Deborah Corbett-Hall (Chief Financial Officer), Andrew Ross (General Counsel), Peter Best (General Manager Infrastructure & Operations)

MINUTES: Debra Weeks (Corporate Meetings & Registers Coordinator)

COUNCILLOR ABSENCES DURING THE MEETING

Cr Murray Elliott entered the meeting at 9.39am (after Item 3)

Cr Julie Talty left the meeting at 10.26am and returned at 10.28am (during Item 13.1)

Cr Wendy Boglary left the meeting at 10.36am and returned at 10.39am (during Item 19)

Cr Paul Gollè left the meeting at 10.38am and returned at 10.42am (during Item 19)

Cr Paul Bishop left the meeting at 10.36am and returned at 10.39am (during Item 19)

Cr Paul Gleeson left the meeting at 10.36am and returned at 10.43am (during Item 19)

Cr Murray Elliott left the meeting at 10.36am and returned at 10.38am (during Item 19)

Cr Murray Elliott left the meeting at 11.19am and returned at 11.19am (during Item 19)

Crs Wendy Boglary, Murray Elliott and Paul Gleeson entered the meeting at 11.35am (during Item 19)

3 DEVOTIONAL SEGMENT

Pastor Peter Smale of Cleveland Uniting Church, also a member of the Minister's Fellowship led Council in a brief Devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 BAYSIDE BLUES FESTIVAL

Councillor Paul Gleeson recognised the success of the recent Bayside Blues Festival.

On Saturday 7 March 2020, the Rotary Club of Capalaba and I hosted the 6th Bayside Blues Festival. We had a great event. The first event in 2014, attracted 1,800 people. Last year everything was perfect, we had perfect weather, there were no share market crashes and no risk of Coronavirus and we had 10,800 through the gate. This year, we haven't had the official tally through the gate, but we are fairly confident we attracted between 8,000 and 10,000 people. Still a fantastic day. The crowds were great and if it's anything like last year, we assessed the numbers at the gates coming through. 50% generally come from within the Redlands, 50% come from outside the Redlands. Generally of that 50% that come from the Redlands, 70% are from the northern part of the City and 30% are from the southern part of the City. This year with the bit of doom and gloom out in the media, we still achieved 8,000 to 10,000 people which was a great success and well done to the Capalaba Rotary Club.

4.2 KANGAROO ISLAND BUSHFIRE APPEAL

Councillor Paul Gleeson recognised the success of the Redlands Bushfire Relief fundraiser.

On the 1 February 2020, I ran a Redlands Relief Fire Victims Charity Concert down at Capalaba Rugby League Football Club. It was put on with only three week's notice and the money has now been transferred to the Kangaroo Island Bushfire Appeal. The amount raised was \$6,058.

4.3 MAYOR KAREN WILLIAMS

Councillor Julie Talty recognised Mayor Karen Williams.

I would like to take the opportunity to recognise Mayor Karen Williams for her tireless commitment to ending domestic violence and to supporting those people in our community who are affected by it.

The Mayor recently joined with Maybanke and Minister for the Prevention of Domestic and Family Violence to mark the opening of new domestic violence facilities at Maybanke Accommodation and Crisis Support Service. And quite fittingly and deservedly, one of the new units has been named after the Mayor.

Whilst I know the Mayor is touched to be recognised in this way, she would remind us all that the new facilities have been achieved through genuine and collaborative partnerships between our Redlands Coast community and the different levels of government, including Council. Recent events remind us, domestic and family violence remains a scourge in our society. I also acknowledge and thank the Mayor for her commitment as a community leader to standing up and to taking real action to support those in our community who are affected by it.

Cr Talty shared a good news email from Maybanke about new clients in the accommodation facility.

4.4 REDLAND CITY COUNCIL OFFICERS

Councillor Peter Mitchell recognised the efforts of Redland City Council officers.

As we approach the end of this Council, I would like to, through the CEO, thank Redland City Council, all the officers for all the work they have done with this Council over the term and right the way through to the internal and external crews. We have had challenges with fires, floods and all sorts of things that we've had come and go. I am sure my colleagues will join with me, just thanks to the organisation for driving the City through. We've got a great place to live.

4.5 ELECTED MEMBERS

The Mayor recognised the efforts of elected members.

I want to recognise the collaboration and work of elected members around the room for these last four years. It is our last General Meeting for this term of Council and I think it's fair to say that we've made some difficult, not always popular decisions, collaboratively. We have probably set some records with unanimous budgets. We had a big piece of work with City Plan which took years of collaboration and compromise, of which every single person around the room had great input. As I say about budgets and city plans, it's the 80-20 rule because not one of us is 100% happy with those big decisions, decisions we are required to make under legislation. I wanted to recognise that the four terms I have spent in Council there has been genuine desire for people to put aside their differences and work together. I appreciate that when you get to this end of the cycle, relationships get a bit prickly. I want to wish each and every one of you the best of luck over the next two weeks and for those of you who will return, I trust that we can walk in the footsteps of what we've created over the last four years. I thank you for the opportunity to work with a united Council.

4.6 MICHAEL CHOI AND WESLEY ENOCH

The Mayor recognised Michael Choi and Wesley Enoch

We have some truly inspiring people in our Redlands Coast community and I'd like to take a moment to honour two of them – Michael Choi OAM and Wesley Enoch AM.

The achievements of Michael and Wesley were recognised in this year's Australia Day Honours List by His Excellency the Governor-General of Australia.

Michael Choi OAM received a Medal of the Order of Australia in the General Division for his service to the people and Parliament of Queensland. Many will know Michael as the former Member for Capalaba – a tireless worker for his electorate, a Parliamentary Secretary and member of many Parliamentary committees during his term.

Michael has consistently demonstrated and fostered working relationships with all levels of government that valued partnership and collaboration at the highest level.

He continues to make a very valuable contribution to supporting and improving the Redlands community through his work as the City's honorary Chinese Cultural Ambassador. He is our conduit to the Chinese business community and he has helped Redland City forge strong and meaningful connections, including with our sister city arrangement with Qinhaungdao Municipal People's Government.

He applies his very strong values system that brings people together by exploring cultural differences to find commonalities to all he does in our community.

I was very pleased to support Michael's nomination – he is an outstanding member of the Redlands Coast community.

Wesley Enoch, a proud Noonuccal Ngugi man was appointed a member of the Order of Australia for significant service to the performing arts as an Indigenous director and playwright.

This award acknowledges Mr Enoch's wide-ranging contribution to the Arts community across Australia over many years, as well as his commitment to the storytelling of our nation to help all Australians connect to our long indigenous history.

Mr Enoch, from Minjerribah, is well known on the national and international stage is now the Director of the Sydney Festival.

We have a rich and vibrant arts community in our Redlands Coast and I hope that our budding artists, directors and playwrights can look to Wesley and be inspired his achievements.

We are very fortunate to have people like Michael and Wesley as part of our Redlands Coast community.

I congratulate them both on their awards.

4.7 KEN DICKSON

The Mayor recognised Ken Dickson.

I warmly welcome Ken Dickson to today's meeting.

Ken is an integral part of the Volunteers in Policing Program. He works with District Crime Prevention Coordinators as part of the Bayside Police Patrol Group to keep people informed, educated and engaged in crime prevention and community safety across our community.

Ken is retiring from his role as Assistant Coordinator at the end of this month after 12 years of dedicated service volunteering with the Police Service in our community.

In this time he has recorded 10,000 volunteer hours supporting our Redlands Coast community. And whilst 10,000 hours of volunteer community service sounds impressive, they're only the hours that have been recorded.

Ken has received many accolades for his service – too many for me to list here this morning, but they include the Qld Police Service Gold Service Award – this is the highest award presented to volunteers.

He has been cited for his work in the 2011 Queensland Floods, the G20 Summit held in Brisbane in 2014 and the 2019 Commonwealth Games.

He has also been a nominee for the Redland City Council Citizen of the Year Australia Day Award and has received the Redland City Council Local Hero Award.

Our Redlands Coast community is a very generous one and its people like Ken who make our City such a terrific place to live.

I wish you well in your retirement Ken – our community is a safer place because of your dedication and commitment to protecting it.

4.8 REDLANDS SINFONIA

The Mayor recognised Redlands Sinfonia.

I would also like to also recognise from our artistic community the Redlands Sinfonia. Welcome Graeme Denniss, Artistic Director, Marlene Belford, President and Phil Davis, Players Representative from Redlands Sinfonia, who are here today to celebrate five years as our 'official' Orchestra-in-Residence at RPAC.

The Redlands Sinfonia is a true community based orchestra, bringing people from all ages and walks of life including professional musicians, music teachers, students, retirees and those that enjoy music making as a hobby together to bring fine music to the people of Redland City.

Today while they may be celebrating their 'official' five years we all know they've been our resident orchestra for a lot longer than that.

Prior to 2008 the orchestra rehearsed at the old Redland Cultural Centre, and they were the main drivers of the new concert hall, of which our city is very proud.

The orchestra performs a regular concert series at RPAC, attracting a steady and growing local audience.

As a true community orchestra they are constantly contributing to the wonderful arts and cultural fabric of our city. In fact they fundraised themselves to buy their very own Steinway Grand Piano which proudly resides at RPAC and is shared widely with the community.

Membership of the Redlands Sinfonia is open to anyone who enjoys playing orchestral music and who likes to socialise with a very friendly and community minded group of people - and age is no barrier.

If you're not a musician yourself, I encourage you to take a look at the 2020 Concert Season Program and get along to a performance.

On behalf of Redland City Council and the Redlands Coast Community I congratulate and thank the Sinfonia and look forward to many, many more years of wonderful performances.

5 RECEIPT AND CONFIRMATION OF MINUTES

COUNCIL RESOLUTION 2020/88

Moved by: Cr Tracey Huges

Seconded by: Cr Paul Gollè

That the minutes of the General Meeting held on 26 February 2020 be confirmed.

CARRIED 11/0

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

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 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 as follows:

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

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

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 CAR19/0462 - BULK CONCURRENCE AGENCY ASSESSMENT - 275-495 SERPENTINE CREEK ROAD, REDLAND BAY

At the General Meeting 26 February 2020 (Item 14.3 refers), Council resolved as follows:

That the item lie on the table, to request officers prepare further information for consideration.

This item was taken from the table and discussed as Item 14.6 on the agenda. (Item 10.2 refers)

6.8 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**7.1 ONGOING PLANNING FOR COVID-19****COUNCIL RESOLUTION 2020/89**

Moved by: Cr Karen Williams

That Council resolves as follows:

1. To note the ongoing review of our local Pandemic Management Plan and Business Continuity Plan in light of the current spread of COVID-19.
2. Work with the State Government to develop a communications plan to ensure our community has all necessary information on the current situation, in particular our island communities and local aged care facilities.
3. Write to State and Federal Health Ministers requesting all steps be taken to ensure island communities have access to COVID-19 testing clinics, including access to telehealth facilities.
4. Note the Federal Government's commitment to generate economic activity during this time, including the letter received yesterday by Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development Michael McCormack asking Council to nominate local land transport infrastructure projects that can be brought forward or started urgently and are eligible for the Federal Infrastructure Investment Program.
5. Urgently review Council's capital plan to identify projects that meet the requirements of the Deputy Prime Minister's request, in particular Council's green sealing program and Wellington Street/Panorama Drive.
6. Investigate local tourism and business incentives across all levels of government to support local business.
7. Write to Brisbane City Council to encourage a cross-boundary submission to the Deputy Prime Minister's Request for the upgrade of Rickertt Road.

CARRIED 11/0

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

Background

The spread of COVID-19 has created a great deal of concern and global economic uncertainty. Redland City Council is receiving regular updates on the current situation through the Brisbane District Disaster Management Group (DDMG) and yesterday the Mayor was part of a State Disaster Coordination Centre teleconference to discuss the situation. These discussions have encouraged a heightened sense of vigilance amongst all communities and agencies. Redland City Council takes this advice seriously and so is committed to doing everything possible to prepare our organisation and community.

With an ageing community and one of Australia's largest communities living on un-bridged islands, the Redlands faces significant challenges in responding to the current COVID-19 outbreak. In particular the challenge of transporting aged and island-based residents to and from health services and ensuring residents have access to supplies if they are required to be quarantined on the islands need to be considered.

The Federal Government is also investigating ways to generate economic activity during this time

of uncertainty and so are asking Councils to nominate projects that can be fast tracked or brought forward to assist. Given the uncertainty surrounding COVID-19 and its potential impacts on the economy and future capital works, it makes sense for Redland City Council to investigate any opportunity to deliver transport and road projects on an accelerated timeframe in line with the Federal Government's commitment.

8 PUBLIC PARTICIPATION

Nil

9 PETITIONS AND PRESENTATIONS

9.1 PETITION CR LANCE HEWLETT – CESSATION TO THE MORETON BAY CYCLE WAY WORKS ALONG LAKEFIELD DRIVE, VICTORIA POINT

COUNCIL RESOLUTION 2020/90

Moved by: Cr Lance Hewlett

Seconded by: Cr Mark Edwards

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

CARRIED 9/2

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

Crs Paul Gollè and Paul Gleeson voted AGAINST the motion.

10 MOTION TO ALTER THE ORDER OF BUSINESS

10.1 WITHDRAW AN ITEM FROM THE AGENDA

COUNCIL RESOLUTION 2020/91

Moved by: Cr Paul Gleeson

Seconded by: Cr Murray Elliott

That Item 14.4 *RAL 18/0022 – 39, 47-69 Brendan Way, Victoria Point – 2 into 2 Boundary Realignment* (as listed on the agenda) be withdrawn.

CARRIED 11/0

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

10.2 ITEM TO BE TAKEN FROM THE TABLE**COUNCIL RESOLUTION 2020/92**

Moved by: Cr Julie Talty

Seconded by: Cr Peter Mitchell

That Item 6.7 *CAR 19/0462 Bulk Concurrence Agency Assessment – 275-495 Serpentine Creek Road, Redland Bay* (as listed on the agenda) be taken from the table and discussed as Item 14.6.

CARRIED 11/0

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

11 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS**11.1 CONFLICT OF INTEREST – MAYOR KAREN WILLIAMS**

Mayor Karen Williams declared a Perceived Conflict of Interest in Item 14.6 *CAR 19/0462 Bulk Concurrence Agency Assessment – 275-495 Serpentine Creek Road, Redland Bay* stating that a previous complaint lodged (unsubstantiated) regarding the sale of her mother's and brother's property to an owner of land (Edgarange) in this application. She was one of the executors of her mother's estate post sale.

Mayor Williams considered her position and was firmly of the opinion that she can participate in the debate and vote on the matter in the public interest.

Deputy Mayor Lance Hewlett assumed the Chair.

COUNCIL RESOLUTION 2020/93

Moved by: Cr Wendy Boglary

Seconded by: Cr Paul Gleeson

That Cr Karen Williams has a Perceived Conflict of Interest in Item 14.6 *CAR 19/0462 Bulk Concurrence Agency Assessment – 275-495 Serpentine Creek Road, Redland Bay*.

CARRIED 9/1

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

Cr Julie Talty vote AGAINST the motion.

Cr Karen Williams did not participate in the vote.

The motion was CARRIED, therefore a further motion was put as follows:

COUNCIL RESOLUTION 2020/94

Moved by: Cr Wendy Boglary

Seconded by: Cr Peter Mitchell

That Cr Karen Williams be permitted to remain in the room and participate in the debate and vote on the matter in the public interest.

CARRIED 10/0

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

Cr Karen Williams did not participate in the vote.

Mayor Karen Williams resumed the Chair following the votes and remained in the room and voted FOR the motion at Item 14.6.

11.2 CONFLICT OF INTEREST – CR WENDY BOGLARY

Cr Wendy Boglary declared a Perceived Conflict of Interest in Item 19.1 *DALN Pty Ltd v Redland City Council - Planning & Environment Court Appeal BD108/2020 (Material Change of Use for a Multiple Dwelling at 18 Chermside Street, Wellington Point)* stating that a proposed candidate Todd Reinke, was involved in this application, therefore she previously declared a Perceived Conflict of Interest and at that time another Councillor thought she also had a Material Personal Interest and some Councillors had this concern today. She would like to declare a Perceived Conflict of Interest as now another candidate Corrine Tomasi has her election signs on a related development site and on the family property of the developer. Cr Boglary also stated she was unaware of what this connection to the developer may be, but would like declare a Perceived Conflict of Interest.

Cr Boglary considered her position and was firmly of the opinion that she can participate in the debate and vote on the matter in the public interest.

Moved by: Cr Paul Bishop

Seconded by: NO SECONDER

That Cr Wendy Boglary has a Perceived Conflict of Interest in Item 19.1 *DALN Pty Ltd v Redland City Council - Planning & Environment Court Appeal BD108/2020 (Material Change of Use for a Multiple Dwelling at 18 Chermside Street, Wellington Point)*.

The motion lapsed through want of a seconder.

Cr Wendy Boglary remained in the room and voted AGAINST the motion at Item 19.1.

11.3 CONFLICT OF INTEREST – CR PAUL GLEESON

Cr Paul Gleeson declared a Real Conflict of Interest in Item 14.3 *Election Period Delegation 2020* stating that he is a candidate in the 'Election Period'.

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

Moved by: Cr Murray Elliott

Seconded by: NO SECONDER

That Cr Paul Gleeson has a Real Conflict of Interest in Item 14.3 Election Period Delegations 2020.

The motion lapsed through want of a seconder.

Cr Paul Gleeson remained in the room and voted FOR the motion at Item 14.3.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES**13.1 FEBRUARY 2020 MONTHLY FINANCIAL UPDATE****Objective Reference:** A4435754**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**Attachments:** Nil**PURPOSE**

The purpose is to note the anticipated financial results as at 29 February 2020.

BACKGROUND

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

ISSUES***Timing of general meeting in March 2020***

There is only one General Meeting in March where the actual financial performance for the financial year up to the end of February 2020 can be reviewed; however, Council's monthly close-out processes, required accruals and deferrals was not completed by the agenda cut-off for this meeting. The monthly financial report for February 2020 will be presented to Council at the next available general meeting on 29 April 2020.

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 this report.

Interim audit 2019-2020

The Queensland Audit Office (QAO) commenced the 2019-2020 interim external audit on 9 March 2020. As per previous years, the interim visit ordinarily focuses on the purchases and payments (including tenders), revenue and receivables and payroll processes and controls. This also includes a review of transactions in each of these processes and includes review of journals. An interim management report will be issued by QAO upon completion of the interim visit. This report will be reviewed as part of 2019-2020 year end audit.

STRATEGIC IMPLICATIONS

It is anticipated that Council will report a strong financial position and favourable operating result at the end of February 2020.

It is anticipated that Council will either achieve or favourably exceed the following key financial stability and sustainability ratios as at the end of February 2020:

- 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 is anticipated not to meet the target at the end of February 2020 and continues to be a stretch target for Council. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life.

Legislative Requirements

The February 2020 financial update is presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The February 2020 financial update has been reviewed by relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides indicative Key Performance Indicator (KPI) as an interim measure before the February 2020 monthly financial report is complete.

The following interim information is provided before the full monthly report is complete for February 2020:

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

People

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

Environmental

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

Social

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

Human Rights

There are no human rights implications for this report as the purpose of this report is to provide interim financial information to Council based upon actual versus budgeted financial activity, before the February 2020 monthly financial report is complete.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date February 2020	Consulted on financial results and outcomes
Financial Services Group officers	Year to date February 2020	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date February 2020	Recipients of variance analysis between actual and budget. Consulted as required

OPTIONS**Option One**

That Council resolves to note the anticipated financial results for the period ending 29 February 2020 before the monthly financial report is complete.

Option Two

That Council requests additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/95

Moved by: Cr Paul Bishop

Seconded by: Cr Peter Mitchell

That Council resolves to note the anticipated financial results for the period ending 29 February 2020 before the monthly financial report is complete.

CARRIED 11/0

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

13.2 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT DECEMBER 2019**Objective Reference:** A4435756**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Vivek Vivekanandam, Group Manager Corporate Strategy and Performance**Report Author:** Lorraine Lee, Senior Adviser Corporate Planning and Performance**Attachments:** 1. **Operational Plan Quarterly Performance Report December 2019** [↓](#)**PURPOSE**

To provide an update on the overall progress of the Operational Plan 2019-2020 from 1 October to 31 December 2019.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an operational plan each year. The Operational Plan 2019-2020 forms an important part of Council's strategic planning process and sets out the work Council plans to deliver towards achievement of the Corporate Plan 2018-2023.

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

ISSUES

The Operational Plan 2019-2020 defines 71 significant activities that Council plans to undertake during the year. Table 1 details the status of planned activities undertaken in quarter two.

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

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

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

Table 1

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

Carried forward significant activity

One significant activity has been carried forward from the 2018-2019 Operational Plan. The activity has been monitored through the Operational Plan Quarterly Performance Report and is now complete, with a report presented to Council on 20 November 2019.

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

COUNCIL STRATEGIC PRIORITIES - TERM UPDATE FEBRUARY 2020

In 2016, Council identified a number of strategic priorities to help shape its vision for its current term alongside our Corporate Plan and other responsibilities and commitments to the community. A summary of the key highlights and activities Council has undertaken towards delivering these priorities over the term are outlined below.

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

Priority outcome

Our economy is connected and grows successful businesses and jobs.

Key achievements

Council continued implementation of the Redland City Economic Development Framework 2014-2041 (Economic Development Framework) through the development and endorsement of industry sector plans in the education and training, health care and social assistance, and rural enterprise sectors. Delivery of these sector plans is underway in collaboration with industry and business stakeholders. Development of a Manufacturing Industry Sector Plan has also commenced, and an investment attraction plan aligned to key industry sectors is currently being developed.

The Economic Development Advisory Board maintained its strong support of the Economic Development Framework and has met quarterly to advise Council on implementation of the framework.

Council successfully secured a two-year funding (\$350,000) agreement through the Queensland Government Regional Skills Investment Strategy (RSIS) to engage a Program Coordinator to work closely with businesses and identify workforce training needs and solutions. In line with Council's Economic Development Framework and the priority industry sectors, the RSIS focuses on manufacturing, health care and social assistance.

Council continued to deliver business workshops in partnership with the Redlands Coast Chamber of Commerce and the Advancing Regional Innovation Program.

Council continued engagement with key stakeholders on the findings of the Redlands Health and Wellness Precinct Master Plan project.

Council continued work on a feasibility study for a Centre of Excellence in gerontological medicine, aged care and education, which complements key actions of both the Education and Training Industry Sector Plan and the Health Care and Social Assistance Industry Sector Plan.

Branding Identity – Creating a shared identity for the City

Priority outcome

We are a recognised tourism destination built on a successful brand.

Key achievements

On 6 June 2018, Council endorsed the 'Redlands Coast – Naturally Wonderful' place brand for the City. The decision followed consultation with almost 5,000 locals, business owners and visitors, which is one of the largest community engagements for a place brand. The new destination name 'Redlands Coast' is part of the place brand and was an outcome of the research, originating from local focus groups, and gaining significant support.

Council developed two new websites to implement the place brand: an educational site and portal for locals and businesses, and a tourism destination marketing website.

Quandamooka Traditional Owners had significant input in developing the Redlands Coast brand strategy and identity to integrate Quandamooka culture as a display of one community into the brand, with dual-naming a key feature of the marketing and other promotional material.

Council delivered campaigns to support the brand and promote Redlands Coast as a destination for tourists as well as encouraging locals to 'staycation'; and explore their own backyard. These have included regular segments on television travel and leisure programs aired to more than two million viewers, Redlands Coast displayed on the news weather map, Redlands Coast tourism displays at Brisbane domestic and international airports, promotion at consumer shows including Regional Flavours and Caravan and Camping Expos, social media, billboard, train and bus shelter advertising and bringing social media influencers and journalists to the City to promote Redlands Coast.

Campaigns have included whale watching season for North Stradbroke Island, niche tourism opportunities for tracks and trails, the islands, younger local day visitors, food and the winter season. There was 55% awareness of the brand Redlands Coast only four months after the first campaign, which is significant brand awareness within a short timeframe.

Council developed a series of tourism videos and an economic development video aimed at attracting investment to Redlands Coast.

Council developed a shop local Christmas campaign to support local businesses and new city-wide Christmas banners, that included collaboration work with Quandamooka artist Delvene Cockatoo-Collins, were installed.

A Redlands Coast Deals and Rewards App was launched in late 2019 to promote local business offerings. To date the App has engaged more than 45 businesses and received over 1,100 downloads.

Council, in July 2019, relocated the Redlands Coast Visitor Information Centre to Raby Bay Harbour to raise awareness and promotion of the new place brand, and to support local tourism and event operators. Council also developed and released the new Redlands Coast holiday guide to promote the diverse tourism and event experiences available on Redlands Coast, with more than 50,000 copies distributed across Australia.

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

Priority outcome

Our City and its centres are well-planned for growth, prosperity and liveability.

Key achievements

The City Plan 2018 was approved by the Minister for State Development, Manufacturing, Infrastructure and Planning on 9 June 2018, adopted by Council on 6 July 2018, and commenced on 8 October 2018.

A significant program of activities was coordinated across the organisation to facilitate the smooth commencement of the City Plan. These activities included the roll out of a significant training program, finalisation of policies, preparation of supporting information and fact sheets, development of an interactive version of the City Plan and updates to Council's web page.

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

Priority outcome

Our City is accessible and there is joint stewardship for our transport network.

Key achievements

Council developed and adopted the Redlands Coast Transport Strategy at its 12 February 2020 General Meeting. The Strategy reflects the uniqueness of the Redlands Coast, and covers a planning horizon to 2041. It will guide the direction of Redlands Coast's future transport planning and equip Council to advocate for funding decisions made by local, state, and federal governments for transport infrastructure and services.

Council and its project partners successfully deployed and are operating the Redlands Coast Smart Mobility Trial; an autonomous vehicle operating as a public transport service connecting residents of the Karragarra Island community to the ferry service.

The Cleveland Centre Traffic and Transport Action Plan 2019 was developed and endorsed by Council. The Plan outlines a suite of short-term actions to improve the walkability, pedestrian safety and connectivity of the Cleveland Centre.

Council successfully completed parklet initiatives within the Cleveland Central Business District to demonstrate to the community how public space can be considered and refined. The outcome of these initiatives and feedback has been used to inform the development of a parklet design manual.

Council's fleet system was improved through the integration of electric bicycles and the procurement of a hybrid vehicle.

Sport, Education, and the Arts – Creating active, healthy lifestyle and learning opportunities

Priority outcome

Our City is active and well-known as an attractive host city.

Key achievements

In 2017, Council successfully acquired 101 hectares of land at Heinemann Road, Mount Cotton for sport, recreation, and conservation purposes. Council undertook initial technical studies and released a draft master plan for community feedback in early 2020.

Council engaged with more than 120 sport and recreation organisations across Redlands Coast to improve organisational capacity. Council completed health checks with organisations to provide an insight into their needs and requirements.

Council supported sport and recreation organisations to obtain funding through local, state and federal sources. Projects included: major upgrades to facilities to allow greater use by female participants; upgrades to sports field lighting to lower power consumption costs; and small community grants to assist with equipment and other essential operational items.

Council invested in the renewal and upgrade of sporting and ancillary facilities across Redlands Coast. Upgrades included tennis court renewals, car park upgrades, and amenity building installations. Council continued to fund and support lifesaving services at Wellington Point and North Stradbroke Island.

Council successfully facilitated the delivery of 251 programs under the Redlands Healthy and Active Program. Council also partnered with a number of sport and recreation organisations to deliver sport and recreation opportunities on the Southern Moreton Bay Islands.

The Education and Training Industry Sector Plan 2018-2023 was developed and endorsed by Council, and is being implemented in collaboration with industry and business stakeholders.

Council supported the formation of an Education Brains Trust Group, which is a network of education stakeholders from primary, secondary, tertiary and vocational education and training institutions. The group has been pivotal in facilitating the Education Roundtable, a bi-annual event that brings together education stakeholders to discuss issues and identify opportunities in the sector. Two Education Roundtables have successfully been held.

Council participated in a Redlands Youth Jobs festival event that highlighted training and career pathways for young people, with planning now well advanced for a Redlands Coast Careers Expo in June 2020.

Council's library services continued to deliver programs to support learning and literacy, including a volunteer adult literacy program and the State Government-funded First 5 Forever program, which supports early literacy for families with children aged 0-5 years and activities that develop digital literacy skills.

Council completed the Public Art Framework – a guide for understanding, developing and commissioning public artwork and positioning Redlands as a creative city. The Wellington Point Streetscape and Village Green Public Art project was completed with a major commissioned art work. Council's Public Art Framework also commissioned a major work at Capalaba and continued to audit and maintain Council's public art collection.

Council delivered a program of exhibitions, events and workshops through the Redland Art Gallery (RAG) and supported the Red Box 'mobile' pop-up gallery showcasing local artists. RAG Red Box Pop-Up Gallery was utilised in Cleveland and Capalaba to showcase local artists' works.

There was considerable growth in the number of cultural events and performances that Council delivered through the RPAC and RAG with 120,000 people visiting and actively engaging in exhibitions, workshops, performances for schools and families, school holiday arts workshops and arts sector information forums and community-led events.

Council completed the Southern Morton Bay Islands sculpture trail. Local artists and arts groups developed their skills and profile in Redlands and the region through the Regional Arts Development Fund grants program.

Council continued to support and promote the Quandamooka Festival, Redfest, and the Redland Art Awards. Council promoted Quandamooka culture through Council channels including digital media, publications and events.

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

Priority outcome

Our City is innovative and grows successful innovation ecosystems.

Key achievements

Council made significant progress in the development and is nearing completion of the draft Smart and Connected City Strategy following extensive consultation with business, industry, community and council officers through focus workshops and online engagement.

Council's delivery of programs and creation of partnerships through Advancing Regional Innovation Program (ARIP) grant funding has grown the innovation ecosystem in Redlands Coast. Through partnerships developed under ARIP, both StartUp Redlands and Redlands Angels have been established as business entities hosting regular events which encourage and foster entrepreneurship on Redlands Coast.

Key knowledge sharing events were held including: an Innovation in Aged Care Summit; the Youth Entrepreneur Summit (YES); Aspiring Youth; Longevity by Design Charrette; events attended by Queensland's Chief Entrepreneur, Leanne Kemp; hosting of the Business Innovation workshop series partnering with the Redlands Coast Chamber of Commerce covering such topics as Blockchain, Internet of Things (IOT) and Artificial Intelligence (AI); and participation in the Queensland Government's Myriad and QODE festivals; the Asia Pacific Cities Summit in Brisbane; and the Global Smart City Summit and Expo in Taipei showcasing Redlands Coast innovators.

Council continued to partner and collaborate with ARIP partners, Logan City Council and Griffith University, as well as with in-kind partners. Continued support for start-up and scale-up businesses, and entrepreneurship and innovation initiatives, will be a focus for the remainder of the program.

Council's library services implemented radio frequency identification technology in 2019, making borrowing and returning resources quicker and easier for clients, reducing manual handling of items for staff and increasing floor space available within the libraries.

Council, in collaboration with MiTac, have commenced a proof of concept for a dashboard which shows all mapped mosquito treatment areas in Redlands Coast and captures data that allows Council to understand mosquito breeding patterns and the management of mosquito volumes. This data also allows Council to target treatment immediately at peak times and locations within the breeding process. The dashboard aims to provide a more targeted treatment program for Redlands Coast and reduce the time officers spend in isolated areas.

In a joint venture between Council and the Queensland University of Technology Capstone Project, a proof of concept was undertaken to deploy parking sensors in late October 2019. The sensors were installed in the Doig Street car park in mid-October to monitor and analyse parking usage in the Cleveland Central Business District. To further enhance these sensors, a visual dashboard was created by the team to analyse the information collected.

The aim of the visual dashboard was to display parking data, allowing an operator to display both real-time usage and historical trending of how the parking spaces were being used. The proof of concept provided tangible benefits to the management of parking and this technology is now being assessed by business stakeholders for wider deployment within Redlands Coast.

SUMMARY

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

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2019-2020 is an important statutory document which sets out the significant activities that Council plans to deliver for the financial year. The significant activities directly contribute to outcomes specified in the Corporate Plan 2018-2023. Tracking progress against this plan provides a useful assessment of Council's performance in delivering against its plans.

The *Local Government Regulation 2012* (section 174) states that "the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more

than 3 months". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

Risk Management

The risk of not delivering against Council's Operational Plan 209-2020 is that Council does not achieve the commitments set out in the longer term corporate and community plans. Each significant activity has associated risks which are managed by the relevant area of Council.

Financial

The Operational Plan 2019-2020 is funded from the 2019-2020 Annual Budget.

People

Significant activities listed in the Operational Plan 2019-2020 are managed by the responsible Council group. The status and comments for each significant activity in the attached report are provided by the relevant group. The report is compiled by the Corporate Planning and Transformation Unit. Although delivery of the plan itself is dependent on staff resources and some significant activities relate to people issues, there are no direct impacts on people resulting from this report.

Environmental

Some significant activities within the Operational Plan 2019-2020 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

Social

Some significant activities within the Operational Plan 2019-2020 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

Alignment with Council's Policy and Plans

Council's Operational Plan 2019-2020 outlines planned significant activities against the eight key outcomes in the Corporate Plan 2018-2023. It is a key planning document and consistent with both the Corporate Plan 2018-2023 and the Redlands 2030 Community Plan.

Human Rights

There are no known human rights implications for this report.

CONSULTATION

Consulted	Date	Comments
Office of CEO Head of People and Culture	December 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Organisational Services General Manager Organisational Services	December 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.

Consulted	Date	Comments
Community and Customer Services General Manager Community and Customer Services	December 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Infrastructure and Operations General Manager Infrastructure and Operations	December 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.
Redland Investment Corporation (RIC) Chief Executive Officer - RIC Communications Specialist - RIC	December 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2019-2020.

OPTIONS**Option One**

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

Option Two

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/96

Moved by: Cr Wendy Boglary

Seconded by: Cr Peter Mitchell

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

CARRIED 11/0

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



Operational Plan 2019 - 2020

October to December 2019



Council's Strategic Priorities 2016-2020

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

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

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



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

Council will facilitate and support investment, local business and tourism growth to help create new jobs across the city through strong industry partnerships and regional connections.



Branding Identity - Creating a shared identity for the city

Council will lead the development of a shared identity for the city that celebrates our unique characteristics and positions the city as a tourism destination in the South East Queensland region.



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

Council will plan for the future development of the city that retains and enhances our quality of life [and natural and cultural assets] while facilitating the activation of vibrant mixed-use centres and places focused around transport and lifestyle options.



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

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



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

Council will provide and facilitate access to a broad range of high-quality community venues, facilities and precincts that attract new talent and contribute to the active, cultural and educational lives of residents, students and visitors across the city.

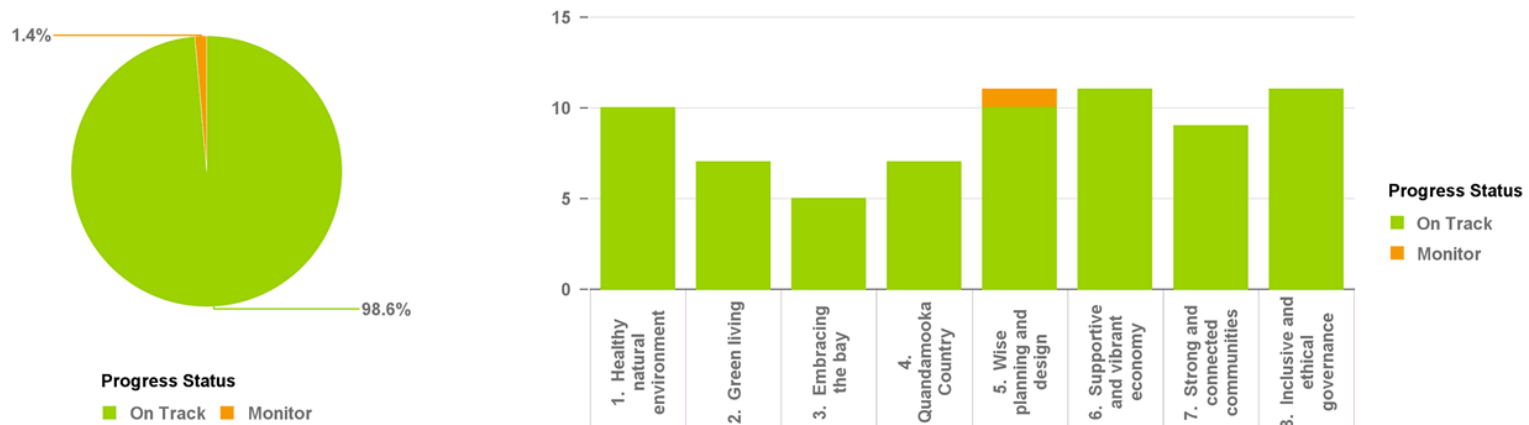


A Smart City - Positioning Redlands Coast as a smart innovative city

Council will plan and advocate for investment in smart local and regional solutions that address community needs and opportunities and support collaborative innovation ecosystem growth.

Vision Outcome – Quarter Summary

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

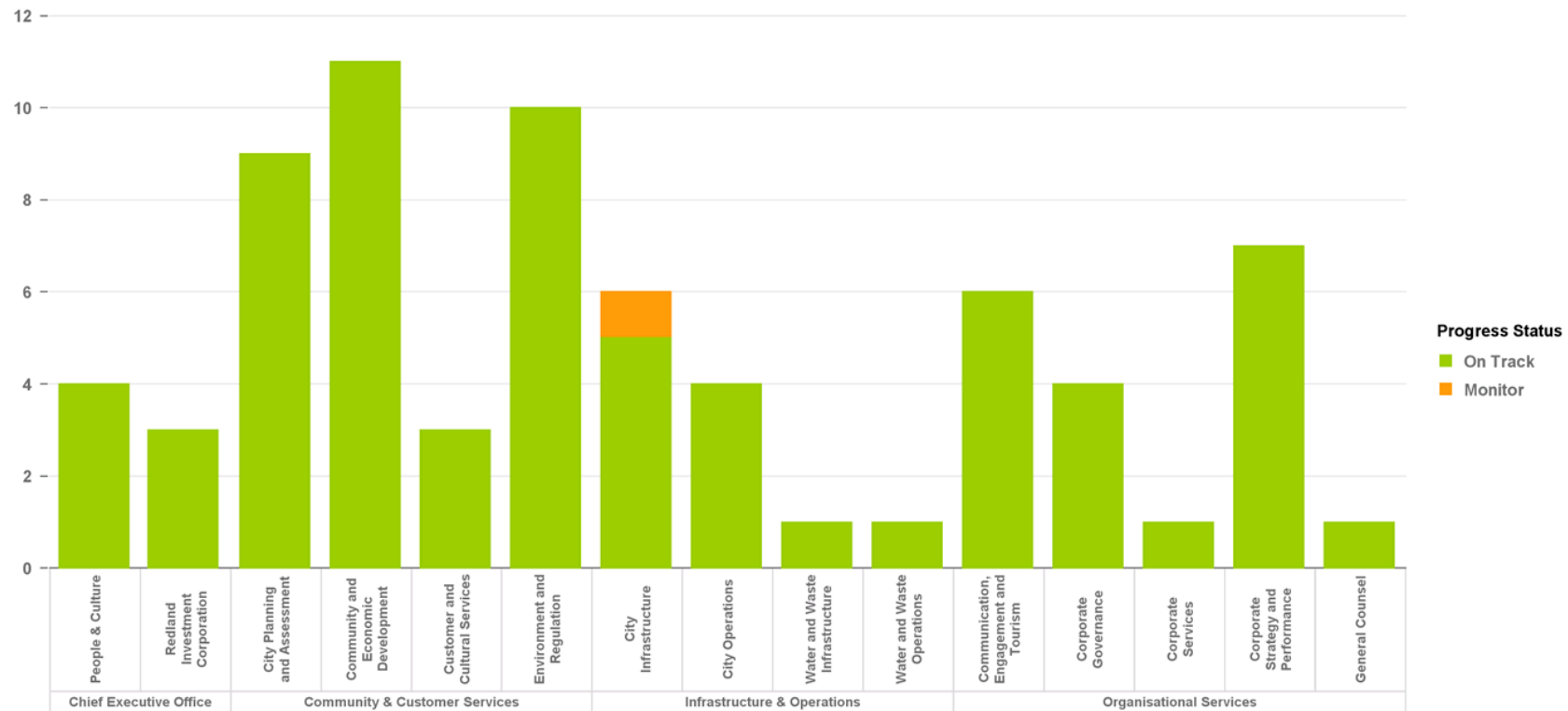


- On Track** The significant activity is progressing on time and on budget and is on track for delivery.
- Monitor** There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered.
- Complete** The significant activity has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

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Organisational Performance – Quarter Summary

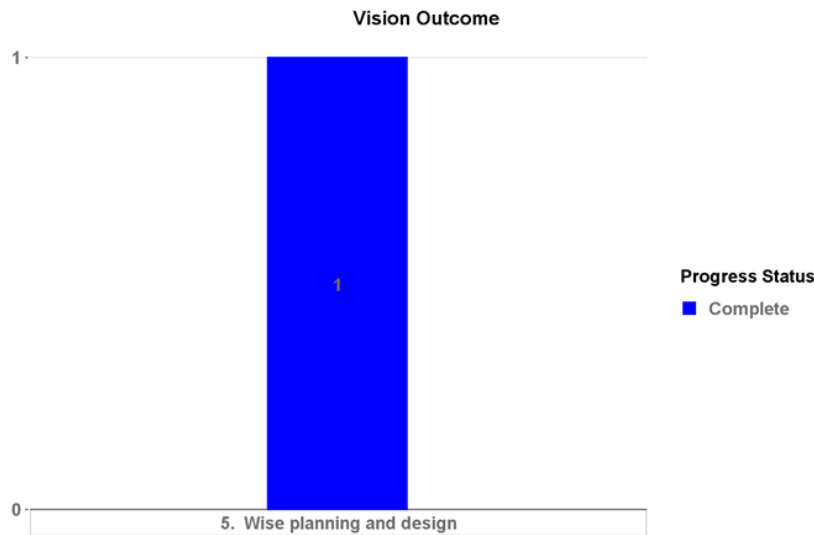
Department	On Track	Monitor	Total
Chief Executive Office	4	0	4
Community & Customer Services	36	0	36
Infrastructure & Operations	11	1	12
Organisational Services	19	0	19
Total	70	1	71



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

Vision Outcome	Complete	Total
5 Wise planning and design	1	1
Total	1	1



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

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1. Healthy natural environment

2023 Strategic Outcomes

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

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



1.3 Community and private landholder stewardship of natural assets increases.

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan and implement a program to improve conservation management and protect natural assets.	1.1.1	Infrastructure & Operations	On Track	Over 250 weed control projects have been undertaken across Council's mainland priority catchments and bay islands during the second quarter. There have also been significant plantings including 15,844 plants put in at Homestead Wetlands at Mount Cotton and 3,000 plants introduced to Shonagh Court at Wellington Point.	
Provide clear guidelines on how Council will meet its biosecurity obligations, inform the community and manage invasive plants, pest fish and pest animals under the Redlands Coast Biosecurity Plan 2018-2023.	1.1.2	Community & Customer Services	On Track	<p>The Biosecurity Surveillance Program commenced on 10 October 2019. The program allows Council to manage restricted and prohibited biosecurity matter identified in the City. Since the program commenced, 626 private properties and 58 public places have been surveyed. A total of 62 properties were confirmed to have restricted or prohibited biosecurity matter. As a result, these properties were issued General Biosecurity Obligation notices.</p> <p>Of the 33,586 known animals in Redlands Coast, 85% are desexed and 88% are microchipped. Two microchipping events were held (Macleay Island in October 2019 and Coochiemudlo Island in November 2019).</p> <p>Council received and investigated 28 complaints relating to pest animals.</p>	
Geographically identify and provide priority actions for the management, enhancement and protection of core wildlife habitat and facilitate improved connection of wildlife corridors in alignment with the Wildlife Connections Action Plan 2018-2023.	1.1.3	Community & Customer Services	On Track	<p>Operational restoration and rehabilitation works continued in areas previously identified and mapped in the Wildlife Connections Action Plan 2018-2023, including mapping of the work areas for future annual analysis. Priority area mapping (draft) progressed, with a recent internal review undertaken for consideration for future budget requirements.</p> <p>In addition, evaluation and consideration as part of land acquisitions and dedications have occurred on several properties. Operational restoration and rehabilitation works continued to improve resilience. Trees for Weeds events occurred on mainland and bay islands and a workshop was held for school groundsmen on biosecurity management. Environmental information and education was provided to relevant participants of the Environmental Partnerships Programs.</p> <p>Threatened species habitat restoration and rehabilitation works occurred for koala habitat on the mainland and glossy black cockatoo habitat on the Southern Moreton Bay Islands.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Conduct erosion and sediment control regulation to minimise environmental impacts from approved development activities.	1.1.4	Community & Customer Services	On Track	<p>Council officers continued to respond to and investigate requests for erosion and sediment control matters. A total of 56 customer requests were resolved during the quarter.</p> <p>Council officers undertook routine proactive compliance monitoring of development approval conditions for erosion and sediment control matters, with a total of three enforcement actions undertaken in the quarter. All major development sites were proactively inspected at least once each month, with officers ensuring the release of contaminants from sites was minimised or reduced through the monitoring and implementation of best practice erosion sediment control.</p> <p>Council officers contributed to the Lower Brisbane - Redlands Coastal Catchment Action Plan 2018-2021 through the proactive monitoring of major development sites to ensure best practice erosion and sediment control was being implemented. Officers provided input to the scoping and prioritisation processes of the Catchment Action Plan through the provision of site specific information on the location, type of activities, size, extent and progress of major development sites within the catchment areas.</p>	
Continue implementing a program to plant one million native plants across Redlands Coast by 2026.	1.1.5	Infrastructure & Operations	On Track	<p>During the second quarter 25 sites have been planted across the City which totalled 29,958 plants. A number of larger plantings occurred at Homestead Place Mount Cotton, Shonagh Court Wellington Point, Colthouse Drive Thornlands and Vineyard Drive Mount Cotton.</p>	


Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Implement management actions for a viable koala population and to conserve and manage suitable habitat in accordance with the Koala Conservation Action Plan 2016-2021.	1.2.1	Community & Customer Services	On Track	<p>Work was undertaken in relation to Council's Koala Conservation Action Plan 2016-2021 during this quarter to consolidate foundational work that commenced in 2018.</p> <p>The program currently works with three separate research groups on seven individual research projects. Projects being undertaken with research groups are:</p> <ol style="list-style-type: none"> 1. Monitoring in the Ormiston Koala Safe Neighbourhood - University of Sunshine Coast (USC) 2. Site surveys and koala monitoring of three new Koala Safe Neighbourhood areas (Birkdale, Mount Cotton and Thornlands areas) – USC 3. Koala genetic surveys and analysis for Minjerribah - USC 4. Ormiston smart sign driver awareness project - Griffith University Applied Road Ecology Group 5. Driver, train the trainer pilot study - Griffith University Social Marketing 6. Leave it – dog change behaviour project - transition to business as usual – Griffith University Social Marketing 7. Community and media evaluation surveys - Griffith University Social Marketing. <p>Council worked extensively with the Local Government Association of Queensland and Department of Environment and Science regarding the development of the State Government draft SEQ Koala Conservation Strategy 2019-2024. Officers attended and facilitated the Regional Local Government Association Koala meetings to increase collaboration opportunities and share current knowledge regarding koala related information and projects, alongside continued collaboration with the Quandamooka Yoolooburrabee Aboriginal Corporation regarding koala management, including dogs on Minjerribah.</p> <p>The primary objective of the additional site surveys being undertaken by the USC is to develop additional safe koala neighbourhoods. Based on Ormiston as a model, once selected, the focus will be on habitat rehabilitation within specific areas as well as increasing community engagement around dogs and driver vigilance.</p> <p>Council worked with the Department of Transport and Main Roads and Queensland Rail to achieve better mitigation outcomes for koalas that need to cross roads and rail lines within Redlands Coast. Queensland Rail has been working with Council extensively around improving the fencing between Wellington Point and Ormiston. A continued focus is to work closely with roads and traffic teams to identify roads and areas that may require some special mitigation for koalas when crossing roads.</p>	
Enhance community education, awareness and involvement in environmental and wildlife management.	1.2.2	Community & Customer Services	On Track	<p>Community engagement activities continued through implementation of a koala awareness campaign. The campaign utilised a combination of billboard, newspaper, social media and cinema advertising to reach different target audiences.</p> <p>The Redlands After-hours Wildlife Ambulance continued to operate and respond to after-hours wildlife calls, facilitated by the Redlands Wildlife Care Network volunteer service.</p> <p>A 'Go Bats' event, held for Halloween to educate and inform local community about the benefits and habits of the Redlands Coast flying fox species, was attended by more than 40 community members including children.</p>	
Achieve improved environmental outcomes through extension programs delivered in accordance with adopted environmental strategies and plans.	1.3.1	Community & Customer Services	On Track	<p>Approximately 3,490 plants were planted via five separate Bushcare and community plantings from October through to December 2019. A total of 510 private properties are now participating in Environmental Extension programs, with 2,064 plants distributed and planted in-ground for this quarter.</p> <p>A total of 250 school students attended or participated in school/TAFE based visits/events and field trips. Five environmental events were delivered, including the Floating Wetlands workshops, Go Bats (Flying Fox) Halloween event and Weed Weaving workshops.</p>	




Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Enhance the visitor experience of natural assets across Redlands Coast.	1.4.1	Infrastructure & Operations	On Track	Two kilometres of fire trail was upgraded in this quarter. The upgrades allow them to be 'multiuse' that is suitable for horses, walkers and riders. This supports the Enhancing the Visitor Experience Program by creating better connectivity between community, centres and reserves and allowing visitors to access and value the natural habitat of the reserve itself, using a system of trails. The trails specifically focus on the Heinemann Road Conservation Area from Bayview Conservation Area via Balthazar Circuit, Mount Cotton.	
Continue to improve the customer experience at IndigiScapes.	1.4.2	Community & Customer Services	On Track	The IndigiScapes construction project continued on track through October to December 2019, with partial completion of building one (centre), achieved in late December 2019.	

2. Green living

2023 Strategic Outcomes

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Monitor Council's emissions and carbon footprint, and implement reduction strategies.	2.1.1	Community & Customer Services	On Track	<p>The Energy and Emissions Dashboard, which monitors Council's electricity usage and carbon emissions, has been restructured at its foundation to streamline the process of uploading new data.</p> <p>In preparation for the World Future Energy Summit (January 2020), supporting and education information was collected during this quarter to be delivered to the community. This included: a social media post about EcoBiz, a service that provides free support tailored to local businesses to assist with reducing their energy, water, and waste bills; and an IndigiScapes E-Newsletter focused on green living to provide residents with information on how to make solar an affordable option for their household, as well as a section about how Council is moving forward in the green hydrogen space.</p>	
Provide educational opportunities to the community.	2.2.1	Community & Customer Services	On Track	<p>Preliminary discussions around the scope and timing of the Green Living Expo occurred during the quarter. Council's Environment and Education Unit and Water and Waste Community Engagement Officer worked collaboratively to identify key participants, deliverables and activities to be presented at the Expo section during Indigi Day Out in June 2020.</p> <p>Construction commenced on a sustainable garden, a demonstrative garden utilising rain water collection, solar and other sustainable living options for inclusion in the IndigiScapes streetscape.</p>	
Plan and deliver waste management services to meet current and future needs of the city.	2.3.1	Infrastructure & Operations	On Track	<p>Officers presented the draft Waste Strategy communications and community engagement plan to Councillors on 29 October 2019 following consultation and comment from Council's Capital and Operational Advisory Board on 10 October 2019.</p> <p>Officers significantly progressed the Bulk Waste Disposal Plan finalising evaluation of the Residual Waste Disposal tender including notification of preferred supplier status. On 18 December 2019, Council resolved to delegate authority to the Chief Executive Officer to enter into a Schedule of Rates contract for Residual Waste Disposal Services.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Provide kerbside recycling bins and encourage the community to increase recycling.	2.4.1	Infrastructure & Operations	On Track	<p>Domestic resource recovery for quarter two was 42.6%, and year to date is 42.1% both against a target of 45.8%. The extended drier conditions this year has resulted in reduced volumes of green waste being generated by households. The Container Refund Scheme is also having a negative effect on household recycling rates through the diversion of eligible containers directly to the scheme. This has resulted in a 10% reduction in yellow lid kerbside recycling volumes collected.</p> <p>The kerbside green waste collection services was expanded to an additional 1,239 households bringing the total participating households to 15,423 (26%).</p> <p>The Garage Sale Trail held on 19 and 20 October reached a record of 118 garage sales registered across the region. Council was also awarded the 'Outstanding Achievement Award' by the organisers with an article appearing in the Redland City Bulletin.</p> <p>National Recycling Week was held during 11 and 18 November, 2019. Activities included:</p> <ul style="list-style-type: none"> - over 200 attendees at the Redland City Council Libraries Story Time activity - social media posts throughout the week - info graphic for 'Our Redlands' magazine. 	
Advocate for public transport in accordance with the Redlands Coast Transport Strategy 2041.	2.5.1	Community & Customer Services	On Track	<p>Council officers continued to liaise with network planners in the Department of Transport and Main Roads to better understand the strategic public transport network in Redlands Coast as well as advocating for a system that is suitable for the needs of the Redlands Coast community. Council officers have also engaged with the Active Travel Team in the Department of Transport and Main Roads to upgrade the priority and delivery of key cycling routes across Redlands Coast. A number of cycling routes have been upgraded to Priority A. These include key cross-boundary connections between Redlands Coast and Brisbane City as well as East Coast Road on North Stradbroke Island.</p>	
Manage planning for transport connectivity for the Southern Moreton Bay Islands.	2.5.2	Community & Customer Services	On Track	<p>The Redlands Coast Smart Mobility Trial is now operational, with the RACQ Smart Shuttle operating during weekdays on Karragarra Island. The operational phase of the trial, scheduled to run until May 2020, will provide valuable insight into the validity of autonomous technology in providing a transport service. This is particularly relevant for Council in demonstrating the viability of this transport technology in servicing isolated communities or vulnerable members of the community.</p>	
Expand the footpath and cycleway network.	2.5.3	Infrastructure & Operations	On Track	<p>Designs are underway for the future pathway upgrade and expansion program. The 2019-2020 financial year program is now complete with a significant expansion of the pathway network on Russell Island along Centre Road and other important mainland links.</p> <p>The Moreton Bay Cycleway (Victoria Point) Stage One project was completed. Council received many compliments for this project from the community. The project further expands recreational cycleways in Redlands Coast.</p>	

3. Embracing the bay


2023 Strategic Outcomes

3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values.

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

3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather.

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Monitor and develop strategies aimed at identifying priority areas to inform decision making and improve aquatic environments.	3.1.1	Community & Customer Services	On Track	<p>Council officers continued to participate in various working groups such as Healthy Land and Water and Monitoring Environment Steering Committee and also attended River Symposium.</p> <p>The Aquatic Habitat Assessment was completed during October and November 2019, providing valuable information regarding the habitat quality throughout Redlands Coast catchments. The bi-monthly survey for the Ambient Monitoring Program was completed in November 2019, and several aquatic and riparian weeds were reported during field work.</p> <p>Development commenced for the Redlands Coast Bay and Creeks Plan.</p> <p>The bi-monthly survey for the Sovereign Waters Lake Monitoring Program was completed in November 2019. This included monitoring of four sets of wall-mounted sea pots that are being used to investigate retrofitted habitat complexity to vertical seawalls.</p>	
Partner with the Queensland Government to review the agreement between the Department of Education and Training and Redland City Council regarding management of the Russell Island Pool.	3.2.1	Infrastructure & Operations	On Track	Community consultation was completed and staff reviewed the feedback to provide future direction for the operation of the Bay Islands Aquatic Centre.	
Support a sustainable governance model for the Southern Moreton Bay Islands (SMBI) Hub to coordinate delivery of community services.	3.2.2	Community & Customer Services	On Track	An application was submitted to the State Government for funding under the Thriving Cohesive Communities Grants 2019-2021 to support community governance practice on the Southern Moreton Bay Islands (SMBI). Collaboration continued with project partners to develop community governance and deliver improved service outcomes for the SMBI.	
Continue to develop and implement the Coastal Hazard Adaptation Strategy.	3.3.1	Infrastructure & Operations	On Track	Reports for phases three and four were approved by Department of Environment and Science and Local Government Association Queensland (LGAQ). Report on phase five was drafted and revised following feedback from the Technical Working Group. A steering committee meeting is scheduled for late January 2020 with submission to LGAQ early February 2020. Consultants for phases six-eight have been engaged.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Improve access provisions to Moreton Bay.	3.4.1	Infrastructure & Operations	On Track	Preliminary design process commenced for the Southern Moreton Bay Island Ferry Terminal Upgrade Project. As part of this project the existing ferry infrastructure will be repurposed into recreational boating facilities to provide significantly improved access for recreational boaters on and around the Southern Moreton Bay Islands.	

4. Quandamooka Country




2023 Strategic Outcomes



4.1 Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.

4.2 Council's and the community's respect and understanding of the Quandamooka Peoples' relationship with their traditional land and waters continue to improve.

4.3 Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.

4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerribah) as a global eco-cultural tourism destination.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to work collaboratively with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).	4.1.1	People & Culture	On Track	A total of 22 employees attended the Quandamooka Cultural Days on North Stradbroke Island. Planning commenced for the next phase of the Cultural Awareness Program, particularly for leaders in the organisation. Aboriginal Cultural Heritage Training continued to be jointly offered by Council and Quandamooka Yoolooburrabee Aboriginal Corporation.	
Continue to implement culturally appropriate protocols.	4.1.2	Organisational Services	On Track	Implementation of actions from the Reconciliation Action Plan commenced in Council. Acknowledgement cards were placed in meeting rooms to promote and assist Acknowledgement of Country being delivered at meetings. Council has now included a segment in employee corporate inductions where information is provided regarding Indigenous protocols. Each attendee receives a Council specific presentation pack.	
Promote awareness and understanding of Quandamooka culture.	4.2.1	Organisational Services	On Track	Where known, Quandamooka names were used in a variety of media communications, and a fortnightly acknowledgement of Redlands Coast Traditional Owners was included in print advertising. Quandamooka culture and Council partnerships were promoted through a feature in Council's 2018-2019 Annual Report. Business as usual practice of including acknowledgment of Country and Elders in speeches continued.	
Promote traditional knowledge.	4.2.2	Organisational Services	On Track	Council continued to promote cultural awareness. The Jandai Yura/Welcome message has been incorporated as part of the after-hours support service for the Redlands Coast Visitor Information Centre. Dual naming of location/suburb throughout the Visitor Information Centre and Indigenous signage on the front of the reception desk was implemented. Yulu Burri Ba dancers performed at the Lighting of the Christmas Tree and Christmas by Starlight events where Welcome to Country was delivered. Aunty Merle Dippel delivered Welcome to Country at a volunteer thank you event held by Redland City Council.	
Support delivery of Indigenous Land Use Agreement (ILUA) commitments.	4.3.1	Organisational Services	On Track	Council continued to manage the Indigenous Land Use Agreement (ILUA) sub-committees and monitor progress on ILUA activities. The 2019-2020 quarter one ILUA report was presented to the Executive Leadership Team in October 2019.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Contribute to the implementation of the North Stradbroke Island Economic Transition Strategy and Redland City Economic Development Framework 2014-2041.	4.4.1	Community & Customer Services	On Track	<p>Council is lead for Project 13: Location and Interpretive Signage and worked in support of a further 17 of 23 projects under the Queensland Government's Minjerribah Futures - North Stradbroke Island Economic Transition Strategy. Council continued to work with the Quandamooka Yoolooburrabee Aboriginal Corporation to deliver two Quandamooka-inspired place markers designed by Quandamooka artists at Amity and Point Lookout. Community engagement supported the two artist concepts and final design and fabrication was undertaken.</p> <p>Island artist Belinda Close's Mirriginpah public art place marker was installed in Cabarita Park in December 2019.</p> <p>Planning for installation of Delvene Cockatoo-Collin's Mooloomba artwork in February 2020 is progressing.</p>	
Promote Quandamooka tourism initiatives.	4.4.2	Organisational Services	On Track	<p>Council worked with a Quandamooka chef to showcase a selection of traditional bush tucker foods, to promote Quandamooka culture and the Redlands Coast destination experiences at the Australian Tourism Export Council Meeting Place 2019, held in Brisbane on 25 November and attended by more than 450 international delegates.</p> <p>Quandamooka Traditional Owners presented Welcome to Country and traditional dance performances at Council run events including a Citizenship ceremony, Volunteer Thank You function, Lighting of the Christmas Tree and Christmas by Starlight, attended by more than 12,000 people. Council also encouraged community event organisers to engage Quandamooka Traditional Owners to present Welcome to Country and traditional dance performances with seven community events incorporating a Welcome to Country into their program, including Island Vibe, Straddie Assault, Bayside Outrigger Canoe Club Regatta, Movie in the Park, Straddie Oyster Festival, International Volunteer Day and Kozii Iron Challenge.</p>	

5. Wise planning and design



2023 Strategic Outcomes



5.1 Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.

5.2 Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.

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

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Manage planning for transport initiatives and services across the city.	5.1.1	Community & Customer Services	On Track	<p>A preliminary draft parklet design manual was developed. The development of an Urban Congestion Tool progressed, with the project moved into procurement phase.</p> <p>An Active School Travel Program was scoped. Council officers liaised with other South East Queensland local governments who have implemented Active School Travel Programs to help ensure an effective program is developed for Redlands Coast.</p>	
Ensure that infrastructure necessary to support growth in the city is provided through the development assessment process and capital works program.	5.1.2	Community & Customer Services	On Track	Local Government Infrastructure Plan projects continued to be delivered as part of development approvals and are progressively being scheduled through capital works budget reviews for delivery by Council.	
Implement actions outlined in the Cleveland Centre Traffic and Transport Action Plan 2019-2020.	5.1.3	Community & Customer Services	On Track	Council officers completed two actions from the Cleveland Centre Traffic and Transport Plan. The completed actions were the reclamation of car parks on Middle Street for greater pedestrian moveability and engaging with the Department of Transport and Main Roads in relation to the management and function of Waterloo Street. Council officers continued to liaise internally to program and deliver remaining actions.	
Maintain the Redland City Plan to ensure it reflects best practice and is responsive to community expectations.	5.1.4	Community & Customer Services	On Track	Four major amendment packages to improve the functionality and efficiency of the Redland City Plan progressed. The General Major Amendment Package received final Ministerial approval in December 2019 and will be presented to a General Meeting in early 2020, with a recommendation to set a commencement date. The other three amendment packages (Heritage, Environmental and Victoria Point Structure Plan) progressed through the amendment process in accordance with the Planning Minister's rules and guidelines. These amendment packages will remain confidential until such time as the Minister and Council give approval to commence statutory public consultation.	
Coordinate a place management program for key activity centres and contribute to master planning for precincts.	5.2.1	Community & Customer Services	On Track	<p>Council, through a partnership with Metro South Health and Redlands Mater Private Hospital, continued to review the content of the draft Redland Health and Wellness Precinct Stage 3 Report (conceptual land use plan and strategy).</p> <p>Engagement continued with Metro South Health and Redlands Mater Private Hospital regarding their future plans.</p>	 

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Coordinate planning and guidance for future development and infrastructure delivery for local areas in the city.	5.2.2	Community & Customer Services	On Track	At its General Meeting on 20 November 2019, Council resolved to submit the draft South West Victoria Point Structure Plan and consequential major amendments to the Planning Minister for State Interest Review. The draft plan and consequential amendment package will remain confidential until such time as the Minister and Council give approval to commence statutory public consultation. At its General Meeting on 9 October 2019, Council endorsed the scope of work to be undertaken to complete the Southern Thornlands Potential Future Growth Area investigations.	
Identify and protect places of European heritage significance.	5.2.3	Community & Customer Services	On Track	A proposed major amendment to the City Plan to address local European heritage protection in the City received Ministerial approval to proceed to public consultation. The proposed major amendment will remain confidential until such time as Council approves the commencement of public consultation.	
Develop a master plan for the Redland Aquatic Precinct Redevelopment	5.2.4	Infrastructure & Operations	Monitor	Project partners continue to explore grants and other funding options before committing to the master plan design stage, in conjunction with Redlands Coast Adventure Sports Precinct feasibility planning.	
Plan for future use of surplus commonwealth land at Birkdale. (Carried forward 2017-2018)	5.2.5	Community & Customer Services	Complete	A report was presented to Council on 20 November 2019 advising that 362-388 Old Cleveland Road East had been purchased by Council at a cost of \$4.1m (excluding GST). At the meeting, Council resolved to carry out a number of investigations on the site (e.g. heritage).	
Maintain effective systems and processes that underpin quality and timely decision making for development applications.	5.3.1	Community & Customer Services	On Track	Council systems and processes continued to be refined to ensure effective implementation of planning instruments. This included system testing in Council's Property and Rating system.	
Contribute to implementation of a South East Queensland (SEQ) City Deal.	5.4.1	Community & Customer Services	On Track	Commonwealth, state and local governments continued work on the SEQ City Deal project. Council is represented on the Local Government Working Group and CEO's Forum, contributing input to help shape the SEQ City Deal through major work program streams.	
Develop a strategic funding framework.	5.4.2	Organisational Services	On Track	The External Funding Unit identified 11 competitive funds and participated in two invitational external funding opportunities. Council made 16 applications across the 11 competitive funds, and outcomes of these are anticipated to be announced early to mid-2020. During this period, Council was successful in one of three applications made under the Communities Environment Program, which awarded Council with \$20,000 to deliver activities focused on fire fuel reduction adjacent to fire trails in the Scribbly Gum and Greater Glider Conservation Areas in partnership with TURSA Work for the Dole. Work continued on a risk assessment tool specific to external funding, and a preliminary report for a 10 year Capital and Operational Grant Pipeline was delivered and is now under review for further planning and improvement (for alignment with state and federal funding streams). Council remains committed to the State Government Grant Reform implementation, and Council's Chief Executive Officer has attended the first executive committee.	

6. Supportive and vibrant economy

2023 Strategic Outcomes

6.1 Council supports infrastructure that encourages business and tourism growth.




6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.








6.3 Council's involvement in the State Government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjerrabah).


6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.

6.5 Growth in key sectors identified in Council's Economic Development Framework is supported through the development and implementation of action plans by the Industry Economic Development Advisory Board.

6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and Weinam Creek PDA with a focus on economic growth.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Implement actions in the Redland City Tourism Strategy and Action Plan 2015-2020.	6.1.1	Organisational Services	On Track	Council continued to progress actions in the Redland City Tourism Strategy and Action Plan 2015-2020 including the development of the Redlands Coast social media strategy, improvements to the Redlands Coast tourism website, and completion of a city Wayfinding Strategy. Work continued on the City Destination Entry Sign project. Council investigated options for a self-contained caravan and recreational vehicle short-term accommodation park within Redlands Coast. Redlands Coast Visitor Information Centre received more than 1,000 walk in and telephone visitors and 7,500 website visitors.	
Contribute to the development of a Smart Cities Strategy.	6.1.2	Community & Customer Services	On Track	Council commenced development of a Redlands Coast Smart and Connected City Strategy. Consultation with businesses and community was undertaken and a draft strategy developed, which is undergoing internal review and feedback. A range of local events and activities were held, continuing to build the local innovation ecosystem. This included an innovation masterclass in November 2019 presented by the Queensland Chief Entrepreneur Leanne Kemp, in collaboration with the Redlands Coast Chamber of Commerce. Investigation commenced for an opportunity for an Innovation Hub at the Department of Agriculture and Fisheries site in Delancey Street, Cleveland.	
Implement actions in the Redland City Events Strategy and Action Plan 2017-2022.	6.2.1	Organisational Services	On Track	Council delivered 10 events attended by more than 17,300 people and supported the delivery of 19 community events, attended by more than 29,000 people. Council events included a citizenship ceremony, Mayor and CEO Excellence Awards, Long Service Recognition function, Hydrogen Round Table, Living Well Expo, Karragarra Island Autonomous Bus Launch, Australian Tourism Export Council Meeting Place 2019, Lighting of the Christmas Tree, Redlands Coast Volunteers Thank You function and Christmas by Starlight. Community events included two Queensland Triathlon Series, Island Vibe Festival, Stradbroke Island Oyster Festival, Mount Cotton Christmas in the Park, Movie in the Park, International Volunteers Day events, Holden Out for a Cure, Kozii Iron Challenge and New Year's Eve community event celebrations. Council continued to progress actions in the Redland City Events Strategy and Action Plan 2017-2022 including improvements to event pages on the Redlands Coast tourism website.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Deliver events, activities and workshops that contribute to bringing economic and social benefits to the community.	6.2.2	Community & Customer Services	On Track	<p>Two business workshops, 'The Magnetic Facebook Business Page' and 'Digital Credibility and Conversion', were attended by more than 40 attendees. A strategic planning workshop for community organisations was delivered with 30 attendees. A workshop for Registered Training Organisations who deliver accredited training was facilitated to inform them about the State Government's Regional Skills and Investment Strategy Program.</p> <p>Council supported the Redlands Coast Chamber of Commerce Business and Retail Awards, which was attended by more than 700 local business and community members; and the Redlands Coast Chamber of Commerce manufacturing breakfast, which had 55 attendees. Council hosted the Redlands Coast Green Hydrogen Economy Roundtable, which was attended by 30 industry representatives.</p>	
Continue to roll-out the city's new destination brand, Redlands Coast - Naturally Wonderful.	6.2.3	Organisational Services	On Track	The Redlands Coast Deals & Rewards App was launched in November 2019 to encourage residents and visitors to shop locally. Redlands Coast brand awareness continued to be developed through display print advertising in Council's Our Redlands Coast magazine, Redland City Bulletin's Redlands Coast Now magazine, Council-owned bus shelters, Facebook and Instagram. Ongoing development of the Redlands Coast brand website 'microsite' and online merchandise store for local businesses also continued.	
Coordinate Council's involvement in the implementation of the Queensland Government North Stradbroke Island Economic Transition Strategy.	6.3.1	Community & Customer Services	On Track	Council continued to work closely with the Queensland Government on the implementation of the State Government's North Stradbroke Island Economic Transition Strategy. A new Minjerribah Futures Reference Group, which includes representation from state and local government, Quandamooka Yoolooburrabee Aboriginal Corporation, business groups and other organisations, held its inaugural meeting in November 2019.	
Identify and develop strategic opportunities for Redland City Council land holdings.	6.4.1	Community & Customer Services	On Track	The Capalaba Town Centre Revitalisation Project is in the 'Request for Detailed Proposal' phase, following the expression of interest campaign held to secure a development partner. This phase invites proponents to provide a detailed project proposal to Council and Redland Investment Corporation for consideration.	
Provide secretariat support to the Redlands Economic Development Advisory Board (EDAB).	6.5.1	Community & Customer Services	On Track	The Redlands Economic Development Advisory Board quarterly meeting was held on 31 October 2019. The meeting focused on the topic of innovation and included workshop sessions on the development of the draft Redlands Coast Smart and Connected City Strategy and Advancing Regional Innovation Program. The Redlands Economic Development Advisory Board Annual Report 2018-2019 was drafted, and will be presented to Council for consideration in early 2020.	
Deliver industry-enabling action plans and a targeted investment attraction strategy.	6.5.2	Community & Customer Services	On Track	<p>Actions under the Education and Training Industry Sector Plan 2018-2023 continued to be progressed. The Education Roundtable, initially scheduled in November 2019, was moved to February 2020. Council is working collaboratively with education stakeholders to identify opportunities including facilitating a city-wide Courses and Careers Expo.</p> <p>Delivery of the Health Care and Social Assistance Industry Sector Plan 2018-2023 continued with identification of the health care and social assistance workforce training needs under the State Government's Regional Skills and Investment Strategy (RSIS) Program. In addition to the health care and social assistance industry, the RSIS program focuses on manufacturing. Two reference groups from each of the industry sectors were formed and will meet on a quarterly basis to identify workforce training needs and solutions.</p> <p>A pilot survey to scope local businesses in the manufacturing sector commenced.</p>	 

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Engage Redland Investment Corporation to facilitate the Toondah Harbour Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.1	Community & Customer Services	On Track	The Environmental Impact Statement (EIS) phase of the Toondah Harbour Priority Development Area progressed. The EIS phase addresses all potential social, economic and environmental impacts of the proposed development during its construction and operational phases. As part of the community consultation program, a Toondah Harbour Information Centre has opened in Cleveland, available to the public three days a week.	
Facilitate the development of the Weinam Creek Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.2	Community & Customer Services	On Track	Redland Investment Corporation (RIC) received a development approval for Stage 1 of the Weinam Creek Priority Development Area (PDA) redevelopment. This includes the new public car park on Moores Road, and a footbridge and boardwalk connecting the car park to the ferry terminal. Construction of the car park has commenced. RIC is preparing a development application for the Weinam Creek PDA master plan, which will be delivered in stages and will transform the waterfront of Redland Bay, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area.	 

7. Strong and connected communities

2023 Strategic Outcomes



7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community.



7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.

7.4 Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape, and engage and recruit volunteers for Council projects.

7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Celebrate the cultural life of the region.	7.1.1	Community & Customer Services	On Track	<p>Redland Performing Arts Centre was visited by 14,109 people, with a program of 50 activities including performances, workshops and community events held in the Centre. Highlights included performances of RESPECT, Redlands Eisteddfod, Musical Melodies 2019 final show Practically Perfect, Mater Christmas Markets, Celtic Illusion, Redland City Choir's White Christmas and Flipside Circus. Indelibility Arts performed their new collaboration of Wilbur the Optical Whale prior to taking the 'show on the road' in 2020. Redland Sinfonia recorded a film soundtrack in the Concert Hall and dance schools, schools and colleges held their end of year concerts, awards and graduation ceremonies. The Community Art Wall initiative was utilised by a local artist from mid-November to mid-December 2019.</p> <p>Redland Art Gallery hosted 16 events, activities, workshops and public programs visited by 14,538 people across venues at Cleveland and Capalaba. Exhibition highlights included Simple Treasures, an exhibition by the Coochie Art Group, Interpreting the Great Masters; Redland Yurara Art Society, Robert MacPherson; Boss Drivers and The In-Between; Papermakers and Artists Queensland.</p>	
Plan, provide and advocate for essential social infrastructure for community activities.	7.2.1	Community & Customer Services	On Track	<p>Stakeholders from the homelessness sector in Redlands Coast met for a Case Coordination and Homelessness Workshop in November 2019. As a result of this workshop, a worker tasked with developing a case-coordination and referral process for Redlands Coast will be employed for 12 months from the Redlands Community Centre.</p> <p>An important component of the Redlands Community Needs Assessment and Social Provisioning was completed by Regional Innovation Data Lab in December 2019. Work continued on development of a draft Redlands Coast Stronger Communities Strategy and a draft Redlands Coast Age-Friendly City Strategy.</p>	
Deliver innovative and accessible services as part of the implementation of the Library Services Strategy 2017-2022.	7.2.2	Community & Customer Services	On Track	<p>Libraries continued to provide public spaces for community meetings, kids play groups, guest author speakers, story time, computer use, family history research, internet lessons, venues for corporate discussions and community lifestyle services. Recent Customer Satisfaction Survey results showed Council's libraries were considered important and performed with a satisfaction rating of 85%.</p> <p>Library Services continued to collaborate with the State Government through the First 5 Forever Program, which delivers literacy programs for children 0-5 years of age. This included supply and installation of new equipment in the children's spaces, increasing visitation times. Renovations were completed to the Russell Island Library, improving the space for the public and accessibility to collections.</p> <p>A new timetable for the mobile library has increased community contact hours from 16.5 hours per week to 27 hours per week. Child care and aged care facilities have been added to the weekly schedule.</p>	


Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan for effective sport and recreation at Heinemann Road, Redland Bay.	7.2.3	Infrastructure & Operations	On Track	<p>Development of the draft Regional Sport and Recreation Precinct Master Plan included:</p> <ul style="list-style-type: none"> - continued implementation of the stakeholder engagement and consultation plan - monthly review of corporate and project risks - Project Control Group and Project Steering Committee meetings including Queensland Government involvement - biosecurity matters identified and matter management actions undertaken (e.g. spraying of fireweed and fire ant treatment) - cultural heritage study walk through review - A Councillor workshop and approval at Council's General Meeting for the draft master plan to be released for community consultation in January 2020. <p>Other activities to improve the quality and access to parks, sport and recreation facilities and activities:</p> <ul style="list-style-type: none"> - completion of 31 of 78 sub-renewal and upgrade projects - commenced investigations into additional sport and recreation land and existing facility optimisation - negotiated through development assessment positive outcomes for sport and recreation facilities and parks - completed services level review of standard of facilities for redefined park classification - completed reviews of dog off leash areas and bins with a commencement of solar compacting bin trial. 	
Plan for the future use of the Willard's Farm site.	7.2.4	Infrastructure & Operations	On Track	Council continued to maintain the property and buildings and is developing a Memorandum of Understanding with the Redland Museum for the operations of the site once planning and works are complete.	
Deliver Council's Grants and Sponsorship Program.	7.3.1	Community & Customer Services	On Track	Round one of the 2019-2020 Community Grants Program assessment process was finalised. Five organisation support grants totalling \$14,328; five project support grants totalling \$49,074 and three conservation grants totalling \$26,003; together with five capital infrastructure grant applications totaling \$141,145, were approved. Round one of the 2019-2020 Sponsorship Program assessment process was finalised with seven sponsorship grants totalling \$82,000 being awarded.	
Activate and engage through programs and partnerships to encourage reading and all forms of literacy as part of the implementation of the Library Services Strategy 2017-2022.	7.3.2	Community & Customer Services	On Track	<p>Community outreach services undertaken by Library Services resulted in 9,282 participants being engaged in literacy-focused programs and activities across Redlands Coast. Children's programs continued to be in high demand, with 143 activities delivered at various venues this quarter. These programs included school holiday activities, technology programs and First 5 Forever, a Queensland Government-funded program to support early literacy for children aged 0-5 years. Two 'Authors in Action' events were attended by 210 people. A further five adult activities were held in branches, with 286 attendees.</p> <p>My Aged Care monthly community sessions, a program developed in partnership with the Donald Simpson Centre (contracted by the Australian Government), continued and were attended by 26 participants at Redland libraries. Library Services attended the Redland Bay Men's Shed Health Expo, with 133 attendees promoting the services libraries can offer including the Words for Wellbeing Program. Home deliveries continued to be popular with 808 deliveries made in the quarter.</p>	
Continue to provide volunteering and work experience opportunities for the Redlands Coast community.	7.4.1	People & Culture	On Track	The People and Culture Team continued to assist with inquiries about volunteering and work experience opportunities at Council.	


Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Improve disaster preparedness.	7.5.1	Organisational Services	On Track	The Disaster Planning and Operations Team and other agencies attended multiple events in the community such as Mad Hatter Day at Wellington Point State School, Mount Cotton Christmas Carols and Christmas by Starlight. Due to bush fires across Queensland, the Local Disaster Management Group meeting and exercise, scheduled for October was postponed to early 2020. Council's Community Champions initiative was recognised at both state and national level receiving first place in the Resilient Australia Awards Queensland and Highly Commended at the National Resilient Australia Awards. Council's Local Disaster Coordination Centre annual exercise was conducted in November 2019 and tested the coordinated multi-agency response to a bushfire in Mount Cotton.	

8. Inclusive and ethical governance

2023 Strategic Outcomes

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Improve Council's Asset Management System.	8.1.1	Organisational Services	On Track	Progress on implementing Council's new asset management system continued with collaboration from a range of business units to improve data quality and to have specialists within Council's business units to gain a comprehensive understanding of the new system.	
Improve whole of Council asset management.	8.2.1	Organisational Services	On Track	<p>The Asset and Service Management Plans (ASMP) and 10 year capital planning was completed. The ASMPs have undergone a detailed review with a focus on the first three years of the plan, risk management and incorporating the community survey results. The output of the planning process is now with Council's Portfolio Management Office, who have commenced the prioritisation process and are undertaking any authorised changes to the original plan that have been identified as more project detail becomes available.</p> <p>Phase 2 of the Asset Management Project, implementing Council's new Asset Management software (Assetic), continued with the business using the test environment to become familiar with the software. Development of training packages commenced.</p>	
Improve strategic alignment.	8.3.1	Organisational Services	On Track	<p>Council's Corporate Performance Management Framework was drafted and endorsed. This new framework drives successful delivery of Council's strategic vision and plans alongside the Integrated Planning Framework.</p> <p>A review of corporate key performance indicators was conducted to ensure they continue to support effective management of organisational performance and drive organisational improvement.</p> <p>Council's Strategic Service Planning Framework was further refined and tested to support the delivery of efficient, responsive and high quality services that balance the diverse needs of our community while maintaining financial sustainability.</p>	
Improve strategic alignment and investment decisions.	8.3.2	Organisational Services	On Track	The portfolio intake for the 2020-2021 financial year was undertaken and the capital investment prioritisation refinement commenced. In addition, the draft portfolios for the 2021-2022 financial year and the 2022-2023 financial year were loaded in preparation for prioritisation to assist in confirmation of funding pipelines.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Prioritise, define and manage Council's portfolio of projects.	8.3.3	Organisational Services	On Track	Council's Portfolio Management Office continued to support stakeholders in the delivery of the approved 2019-2020 portfolio through guidance, monitoring and reporting. Implementation of the updated Capital Investment Prioritisation Model and Process commenced for the 2020-2021 portfolio intake. Asset and Service Management Plans and relevant business case documents were assessed for prioritisation. Refinement of the prioritisation commenced through the Capital Investment Working Group.	
Promote Redland City Council program and project delivery best practice.	8.3.4	Organisational Services	On Track	Governance forums were carried out in the quarter as part of program and project delivery processes. The Enterprise Investment Portfolio - Quarter 1 Report was presented to the Executive Leadership Team, providing overall status and performance. Council's project management community was supported through mentoring, coaching and process improvement through information sessions on Project Cost Management and Project Lessons Learnt. A learning program was scoped to deliver increased knowledge and capability in key project management areas.	
Improve alignment between individual and Council performance.	8.3.5	People & Culture	On Track	Research began for the new People Strategy which will be aligned with the Corporate Plan 2018-2023, improving alignment between Council objectives and individual performance.	
Deliver the Procurement Transformation Project.	8.3.6	Organisational Services	On Track	<p>Council considered the benefits of moving to the 'Strategic Contracting Procedures' and resolved to advertise a public notice in the local paper in accordance with Chapter 6 of the Local Government Regulation 2012. The notice was published 11 December 2019.</p> <p>Development continued with Council's forward contracting plan (key deliverable), procurement policy and procurement manual updates. Quarter three will see formal adoption of Strategic Contracting Procedures scheduled to be considered at General Meeting 29 January 2020, together with delivery of a program risk workshop and launch of change management and communication strategies.</p> <p>Training was completed for more than 100 internal staff, with ongoing webinar and face-to-face training in place. Uptake in usage of VendorPanel continued to be monitored.</p> <p>A VendorPanel Marketplace communication was issued to more than 3,000 suppliers. The campaign was successful, achieving above average read/response rates. Procurement website was updated to reflect more detail about future tenders, through to 30 June 2021.</p>	
Continue to build a diverse and inclusive culture that enables cooperation, innovation and change to enhance outcomes.	8.4.1	People & Culture	On Track	<p>The Change Management Portfolio had a register of 24 projects. The large and complex organisational change projects remained the same as the last report with the addition of a departmental review. Change management is now becoming an embedded expectation at project steering committees to ensure that people readiness is integrated into project timeframes and project planning. Collaboration with Council's Portfolio Management Office continued with new projects flagged for change management identified.</p> <p>Diversity and Inclusion was considered by organisational leaders in a forum to consider ways to operationalise the learning with actions to follow.</p>	
Enhance the continual improvement culture supporting service delivery.	8.4.2	Organisational Services	On Track	<p>An organisational innovation culture was supported through the delivery of a Tapping Your Creativity workshop, with 10 attendees participating during the quarter. A quarterly benefits spotlight report was developed and distributed to Council's Operational Leadership Group in an ongoing effort to strengthen benefit realisation, as well as capture and celebrate innovation and improvement occurring across the organisation.</p> <p>Council's Fleet and Waste business units saved approximately \$156,000 through procurement negotiations, with savings reinvested back into these programs. As Council's strategic procurement function continues to mature, further saving opportunities will be identified and realised through better forward planning, tender negotiations, efficiency gains and innovation.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to conduct community engagement on a diverse range of issues.	8.5.1	Organisational Services	On Track	<p>In partnership with the State Government, Council delivered community engagement for the Southern Moreton Bay Islands (SMBI) ferry terminal upgrade project, including open house events where residents and stakeholders could engage directly with project engineers and designers on the preliminary designs.</p> <p>Community engagement also occurred for the Redlands Coast Regional Sport and Recreation Precinct, Birkdale Land, Redlands Coast Smart and Connected City Strategy, SMBI Autonomous Shuttle Trial and planning for the Bay Islands Aquatic Centre.</p>	

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS****Objective Reference:** A4435752**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Jill Driscoll, Group Support Coordinator**Attachments:** 1. Decisions Made Under Delegated Authority 02.02.2020 to 15.02.2020 [↓](#)**PURPOSE**

To note decisions made under delegated authority for development applications for the period 2 February 2020 to 15 February 2020 (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/COUNCIL RESOLUTION 2020/97

Moved by: Cr Peter Mitchell

Seconded by: Cr Mark Edwards

That Council resolves to note this report.

CARRIED 11/0

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

Attachment 1 Decisions Made Under Delegated Authority 02.02.2020 to 15.02.2020

Decisions Made Under Delegated Authority 02.02.2020 to 08.02.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0012	Design and Siting - Carport	The Certifier Pty Ltd	744 Old Cleveland Road East Wellington Point QLD 4160	Referral Agency Response - Planning	07/02/2020	N/A	Approved	1
CAR20/0003	Design & Siting - Domestic Outbuilding	Applied Building Approvals	1 Willett Court Thornlands QLD 4164	Referral Agency Response - Planning	04/02/2020	N/A	Approved	3
RAL19/0097	Standard Format - 1 into 2 Lots (under superseded RPS)	Mr Rick A POLZI Mrs Joanna POLZI	288 Bloomfield Street Cleveland QLD 4163	Code Assessment	07/02/2020	N/A	Approved	3
CAR19/0464	Design and Siting - Carport/Shed	A1 Certifier Pty Ltd	66 School Road Victoria Point QLD 4165	Referral Agency Response - Planning	07/02/2020	N/A	Approved	4
CAR19/0491	Design and Siting - Outbuilding	Robert James JACKSON	29-31 Cooee Crescent Macleay Island QLD 4184	Referral Agency Response - Planning	05/02/2020	N/A	Approved	5
CAR20/0020	Design and Siting - Dwelling House	Mark Wilson Design And Build	36 Belgrave Road Russell Island QLD 4184	Referral Agency Response - Planning	06/02/2020	N/A	Approved	5
DBW19/0046	Combined building works and concurrence agency referral - domestic additions (garden shed, gazebo, patio and carport)	Roland J MOORE	12-14 Mcbean Road Karragarra Island QLD 4184	Code Assessment	04/02/2020	N/A	Development Permit	5

Decisions Made Under Delegated Authority 02.02.2020 to 08.02.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0373	Design and Siting - Carport and Patio	Applied Building Approvals	10 Devon Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	05/02/2020	N/A	Refused	7
CAR20/0021	Design and Siting - Patio	The Certifier Pty Ltd	9 Wimborne Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	07/02/2020	N/A	Approved	7
CAR20/0004	Design and Siting - Dwelling house	Henley Properties (Qld) Pty Ltd	20 Shoreside Close Birkdale QLD 4159	Referral Agency Response - Planning	03/02/2020	N/A	Approved	10
CAR20/0005	Design and Siting - Dwelling house	Henley Properties (Qld) Pty Ltd	22 Shoreside Close Birkdale QLD 4159	Referral Agency Response - Planning	05/02/2020	N/A	Approved	10
CAR20/0010	Design and Siting - Dwelling house	Henley Properties (Qld) Pty Ltd	17 Shoreside Close Birkdale QLD 4159	Referral Agency Response - Planning	03/02/2020	N/A	Approved	10
DBW19/0041	Domestic Outbuilding - shed	Mr Leon A KUZEWICA Ms Fiona G PEARL	170 Thorneside Road Thorneside QLD 4158	Code Assessment	07/02/2020	N/A	Development Permit	10

Decisions Made Under Delegated Authority 02.02.2020 to 08.02.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0047.02	Change to Development Approval - Gaming room entrance	ALH Group Pty Ltd	Redland Bay Hotel 167 Esplanade Redland Bay QLD 4165	Minor Change to Approval	07/02/2020	N/A	Approved	5
OPW20/0001	Driveway Crossover Expand the Driveway	Daniel J EDNEY Kylie M EDNEY	37 Mill Street Redland Bay QLD 4165	Code Assessment	07/02/2020	N/A	Development Permit	5
RAL18/0012.02	Change to Development Approval - RAL18/0012 Rearranging Boundaries 3 into 3	Kathleen Lynette BARWICK Raymond John BARWICK Sutgold Pty Ltd	44 Double Jump Road Victoria Point QLD 4165	Minor Change to Approval	04/02/2020	N/A	Approved	6
OPW19/0139	Operational Works for RAL - 1 into 2	Biasa Properties Pty Ltd as Trustee	361 Old Cleveland Road East Birkdale QLD 4159	Code Assessment	05/02/2020	N/A	Development Permit	8

Decisions Made Under Delegated Authority 09.02.2020 to 15.02.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0419.01	Change to Development Approval - CAR19/0419 Design and Siting - Dwelling House	Checkpoint Building Surveyors (Coomera)	14 Rose Street Ormiston QLD 4160	Minor Change to Approval	11/02/2020	N/A	Approved	1
CAR20/0016	Build Over or Near Relevant Infrastructure - Dual Occ	Dixonbuild Pty Ltd	1/283 Main Road Wellington Point QLD 4160	Referral Agency Response - Engineering	10/02/2020	N/A	Approved	1
DBW20/0002	Domestic Additions - Extension to Dwelling and Carport	Mr Luke A SURAWSK Mrs Chae M SURAWSK	68 Mooloomba Road Point Lookout QLD 4183	Code Assessment	14/02/2020	N/A	Development Permit	2
CAR20/0014	Design and Siting - New Dwelling	Total Building Consult Pty Ltd	5A Dawn Crescent Thornlands QLD 4164	Referral Agency Response - Planning	10/02/2020	N/A	Approved	3
MCU19/0177	Dwelling house	The Certifier Pty Ltd	3A Wilson Esplanade Victoria Point QLD 4165	Code Assessment	12/02/2020	N/A	Development Permit	4
CAR20/0036	Design and Siting - Dwelling house & shed	Bay Island Designs	9 Rossi Avenue Russell Island QLD 4184	Referral Agency Response - Planning	14/02/2020	N/A	Approved	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	13/02/2020	N/A	Approved	5
MCU20/0001	Dwelling house	Bay Island Designs	15-23 Willes Street Russell Island QLD 4184	Code Assessment	11/02/2020	N/A	Development Permit	5

Decisions Made Under Delegated Authority 09.02.2020 to 15.02.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0406	Design and Siting/BOS - Retaining Wall	The Certifier Pty Ltd	44 Chipping Drive Alexandra Hills QLD 4161	Referral Agency Response - Planning	10/02/2020	N/A	Approved	7
CAR20/0011	Design and Siting - Shed	A1 Certifier Pty Ltd	10 O'Gorman Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	11/02/2020	N/A	Approved	7
CAR20/0021	Design and Siting - Patio	The Certifier Pty Ltd	9 Wimborne Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	10/02/2020	N/A	Approved	7
CAR19/0489	Build Over or Near Relevant Infrastructure - Industrial Units	Steve Bartley & Associates Pty Ltd	19 Hook Street Capalaba QLD 4157	Referral Agency Response - Engineering	13/02/2020	N/A	Approved	9
CAR20/0015	Design & Siting - Additions to existing house	Phillip John GLATTBACK	5 Hemmo Street Capalaba QLD 4157	Referral Agency Response - Planning	10/02/2020	N/A	Approved	9

Decisions Made Under Delegated Authority 09.02.2020 to 15.02.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU20/0002	Change to Development Approval - Dual Occupancy	Town Planning Alliance	5 Midjimberry Road Point Lookout QLD 4183	Minor Change to Approval	12/02/2020	N/A	Approved	2
RAL20/0001	Extension to Currency Period - SB005452 Combined Standard Format and Operational Works - 2 into 9 lots	Charles & Howard Pty Ltd C/- Urbicus	15 Albert Street Victoria Point QLD 4165	Minor Change to Approval	14/02/2020	N/A	Development Permit	4
CWA19/0025.01	Change to Development Approval - Child Care Centre	Niclin Constructions	89-97 Collins Street Redland Bay QLD 4165	Minor Change to Approval	12/02/2020	N/A	Approved	6
MCU20/0004	Change to Development Approval - R946 - Conv-RUNU TO SF (22 RES UNITS & CHILD CARE)	Anthony David HARRISON	BIRKDALE VILLAS 10-18 Barron Road Birkdale QLD 4159	Minor Change to Approval	11/02/2020	N/A	Approved	8

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 10 FEBRUARY 2020

Objective Reference: A4435758

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

Responsible Officer: David Jeanes, 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 3 February 2020. A further review is listed for 27 February 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 mediation is set down for 28 February 2020. The matter has been listed for further review on 6 March 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. The matter has been adjourned until 28 February 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.

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 6 February 2020. The matter has been listed for further review on 14 February 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
Appeal Details:		Appeal against approval by Council.
Current Status:		Appeal filed 15 November 2019.

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. Mediation is to occur by 6 March 2020.

8.	File Number:	4312 of 2019
Appellant:		New Land Tourism Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Material change of use (tourist accommodation) 147-205 Rocky Passage Road, Redland Bay
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
Site details:		29-39 High Street, Russell Island
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 5 February 2020.

10.	File Number:	108 of 2020
Appellant:		Daln Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		18 Chermside Street, Wellington Point
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 15 January 2019. A without prejudice meeting was held on 24 January 2020.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

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

12.	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

13.	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
Appeal Details:		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
Current Status:		Appeal filed on 26 July 2019. Council was notified of the appeal on 30 July 2019. A Development Tribunal was established on 9 October 2019. A hearing was held on 25 October 2019. The Development Tribunal reserved its decision.

Human Rights

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/98

Moved by: Cr Wendy Boglary

Seconded by: Cr Julie Talty

That Council resolves to note this report.

CARRIED 11/0

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

Cr Paul Gleeson declared a Real Conflict of Interest in Item 14.3 *Election Period Delegation 2020* stating that he is a candidate in the 'Election Period'.

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

The motion lapsed through want of a seconder.

Cr Paul Gleeson remained in the room and voted FOR the motion at Item 14.3.

14.3 ELECTION PERIOD DELEGATIONS 2020

Objective Reference: A4435757

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

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

Report Author: Jill Driscoll, Group Support Coordinator

Attachments: Nil

PURPOSE

To recommend that Council conditionally delegates its powers under the *Planning Act 2016* from 12 March 2020 to 28 April 2020 (inclusive), to comply with the timeframes under the Development Assessment Rules and ensure continuity within this decision-making process for development applications and appeals.

BACKGROUND

The 2020 Local Government Election will be held on Saturday 28 March 2020.

The last scheduled General Council meeting prior to the election will be held on Wednesday 11 March 2020, and the first General Meeting post-election for a new Council is scheduled for Wednesday 29 April 2020.

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

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

There will be a period of seven weeks where potential development application decisions and instructions for Planning and Environment Court matters under the Act, which would have been determined by Council, may need to be made to meet statutory timeframes.

ISSUES

To comply with the timeframes under the Development Assessment Rules and orders of the Planning and Environment Court, and to ensure continuity within this decision-making process, it is proposed that Council delegates – under section 257 of the *Local Government Act 2009* – its powers for matters that would have been determined by Council under the *Planning Act 2016* as follows:

- a. to the Chief Executive Officer (CEO), for the period 12 March 2020 to 28 April 2020 (inclusive).

STRATEGIC IMPLICATIONS**Legislative Requirements**

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

Risk Management

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

Financial

There are no financial implications associated with this report.

People

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

Environmental

There are no environmental implications associated with this report.

Social

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

Human Rights

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

Alignment with Council's Policy and Plans

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
General Counsel	18 February 2020	No concerns raised.
General Manager Organisational Services	18 February 2020	No concerns raised.

OPTIONS**Option One**

That Council resolves as follows:

1. That for the period 12 March 2020 to 28 April 2020 (inclusive) the Chief Executive Officer be delegated, under s.257(1)(b) of the *Local Government Act 2009*, its powers under the *Planning Act 2016*:
 - a) To decide development applications.
 - b) Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Planning Act 2016*, including the power to start, settle and respond to Court proceedings.

Option Two

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/99

Moved by: Cr Peter Mitchell

Seconded by: Cr Tracey Huges

That Council resolves as follows:

1. That for the period 12 March 2020 to 28 April 2020 (inclusive) the Chief Executive Officer be delegated, under s257(1)(b) of the *Local Government Act 2009*, its powers under the *Planning Act 2016*:
 - a) To decide development applications.
 - b) Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Planning Act 2016*, including the power to start, settle and respond to Court proceedings.

CARRIED 11/0

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

14.4 RAL18/0022 - 39, 47 - 69 BRENDAN WAY, VICTORIA POINT - 2 INTO 2 LOT BOUNDARY REALIGNMENT

This item was withdrawn from the agenda (Item 10.1 refers)

14.5 FORMER BIRKDALE COMMONWEALTH LAND - STATUS UPDATE**Objective Reference:** A4435751**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Graham Simpson, Group Manager Environment & Regulation**Report Author:** Alistair Michell, Strategic Land - Program Leader**Attachments:** Nil**PURPOSE**

To provide a status update on the progress of the various actions being undertaken since Council took ownership of the former Commonwealth Land at 362-388 Old Cleveland Road East, Birkdale ('the land').

BACKGROUND

At its General Meeting on 20 November 2019, Council was provided with an update on the matters associated with the purchase of the land, which included details on contractual obligations, due diligence undertaken, and background studies to inform the purchase.

Council resolved to:

1. *Note this status update report and for a further status report to be presented to Council in the first quarter of 2020.*
2. *Commence the engagement of experts, including a Heritage Expert, to carry out the environmental, planning and land assessments, gap analysis of current and new information, and preparation of the Heritage Management Plan.*
3. *That current operational and maintenance work and land assessments will be continued in consultation with the relevant experts and the heritage consultant.*
4. *Commence community conversations through online and media channels, providing information on the land's history, current assessment and potential opportunities for the site together with inviting community to share their knowledge of the land.*

Since this resolution, Council has subsequently taken ownership of the land, with settlement occurring on 2 December 2019.

A working group, led by Council's Property Services Unit, has been established to coordinate the key activities associated with the land. These are summarised as follows and detailed below:

- Contractual Obligations
 - Conservation
 - Heritage Matters
- Environmental, Planning and Land Assessments
- Operational and Maintenance Work
- Communication and Engagement

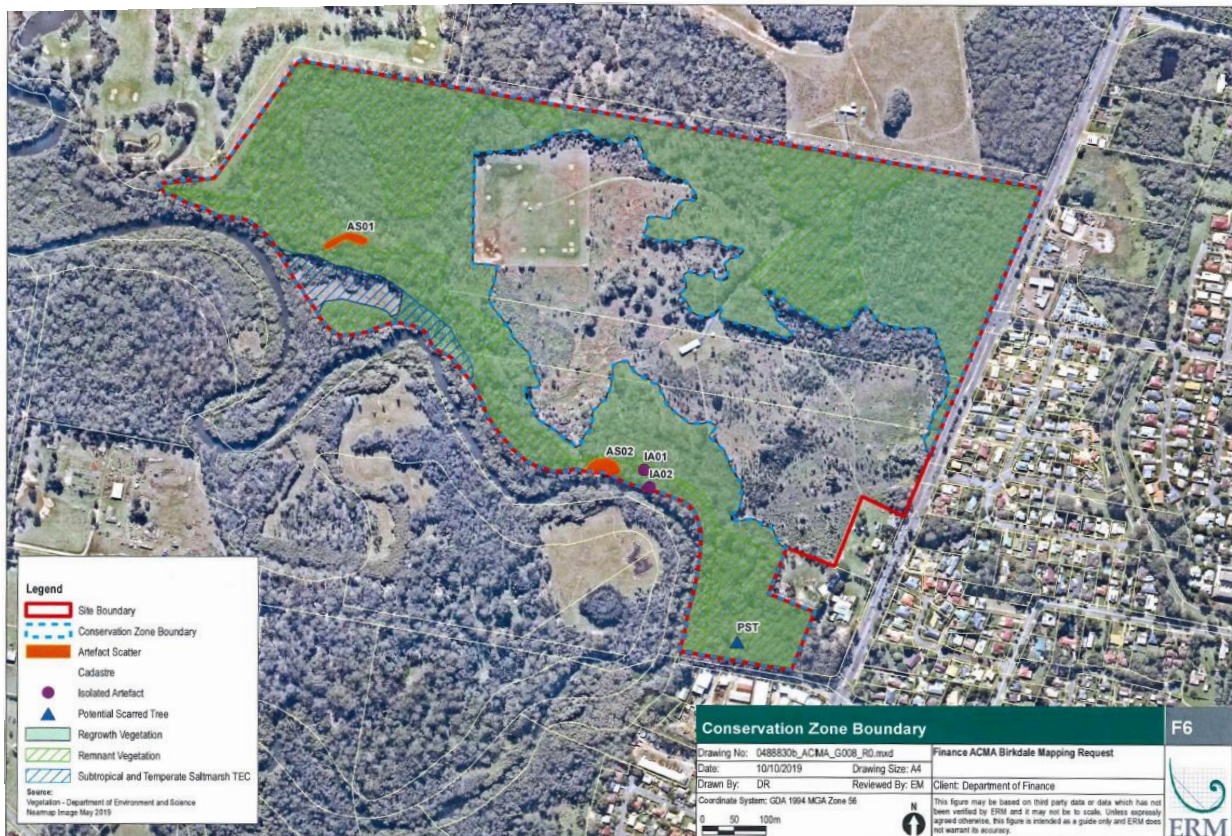
ISSUES

Contractual Obligations

Conservation

Council has entered into a Conservation Agreement with the Commonwealth of Australia (Department of the Environment and Energy) under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) for the long-term protection and conservation of the following protected matters in the identified conservation area (see Map 1 below):

- Koala and Koala habitat present in the Conservation Area– to improve and maintain the viability of the Koala in the local area and promote and enhance the survival and conservation status of the species;
- Subtropical and Temperate Coastal Saltmarsh ecological community in the Conservation Area – to improve and maintain the viability of the ecological community; and
- Other ecological values within the Conservation Area, including ecological communities or habitat for other EPBC Act listed species, as identified and may be identified in the future.



Map 1: Identified Conservation Area

As part of the Agreement, Council is required to prepare a management plan that outlines how the above will be achieved, including:

- Protecting, managing and improving koala habitat and saltmarsh communities;
- Maintaining wildlife corridors;
- Retaining native trees, shrubs and undergrowth;

- Weed and fire management;
- Restricting domestic animal access and control of feral animals;
- Maintaining fencing (including utilisation of fauna friendly fencing); and
- Ensuring development on the land is sensitive to the protection and management of the fauna within the conservation area, including not restricting movement.

An Ecologist has been engaged to prepare the management plan. It is proposed that this management plan will be incorporated into an overall Conservation Management Plan for the site, which will also include historic/Aboriginal and natural heritage management protocols.

Importantly, the EPBC Act stipulates that approval from the Minister is required if it is proposed to carry out an action (broadly defined as a project, a development, an undertaking, an activity or a series of activities, or an alteration of any of these things) within the conservation area. This excludes the specified class of actions nominated with the agreement which are deemed by the Minister to not likely have a significant impact on the biodiversity.

The Ecologist will also conduct a review of the 2018 Environmental Investigation prepared by ERM and an assessment of vegetation in the Community Facilities zone such that any values (including significant individual trees) are known.

Heritage Matters

The contract of sale includes provisions relating to heritage. Specifically, Council is required to:

- Undertake a review of the Indigenous Heritage Values and Heritage Values as identified in previous studies;
- Prepare and implement a Heritage Management Plan for all identified Indigenous Heritage Values and Heritage Values found on the Land; and
- Protect and manage the indigenous heritage values and heritage values as identified in the previous studies and as may be identified in the Heritage Management Plan.

A Heritage consultant has been engaged to carry out the work associated with the above. The agreed approach to address the above and understand all of the heritage values on the property (local, state and Aboriginal cultural significance) will involve preparation of an overarching conservation management plan (which meets the required standards prescribed under the International Council on Monuments and Sites (ICOMOS) Burra Charter, the *Queensland Heritage Act 1992* and the Redland City Plan), that will be prepared in five stages summarised as:

1. Understand the place

- Review contextual history
- Physical inspection
- Consultation

2. Assess cultural heritage significance

- Prepare statement of significance to establish and guide prioritisation of works/maintenance, management of the buildings and grounds, future opportunities for the buildings and ongoing consultation.

3. Identify issues

- Analysis of research and physical findings to establish condition issues, compliance issues, remedial actions, building code requirements as well as opportunities relating to re-use, government grants, etc.

4. Develop conservation policies

- Overarching strategy – including general principles and vision for the place.
- Policies for managing change and conserving the significance of the place.
- Policies for the adaption and upgrade, including the potential for development of the site.
- Policies to manage the landscape and setting of the place (if applicable).
- Management and maintenance priorities.
- A timetable for future reviews of the Conservation Management Plan.

5. Develop a prioritised action plan

- Management guidelines and maintenance schedules (to assist in streamlining approval and funding applications for the state listed components).
- Priorities for remedial actions.
- Life expectancy of buildings pre and post any remedial action.

To assess Aboriginal cultural heritage, the Part 6 Study previously completed by Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and Everick Heritage Consultants is being reviewed. This will provide confirmation that the relevant outcomes are suitable for Council to develop compliance under the *Aboriginal Cultural Heritage Act 2003*.

Lastly, a 'Heritage Protocol' will be developed on completion of the technical reports for the abovementioned areas and will include suitable summary information for Council to meet its contractual obligations with regard to ongoing management of established heritage values.

The final report from the heritage consultants is expected shortly, however an interim summary indicates that the Heritage Assessment Report, prepared by Jacobs in 2016, is largely accurate for the historical background of the land.

A summary of interim information from the heritage review indicates that:

- The site holds heritage values beyond the curtilage of the proposed area nominated for the Queensland Heritage Register (QHR), which requires the development of appropriate significance acceptance and conservation management policies.
- There is a cross-over with Willards Farm history and connectivity is a key consideration.
- The site compound, including receiving station building, generator shed and associated remnant infrastructure, is relatively intact from its World War Two construction, noting the obvious Australian Communication and Media Authority (ACMA) changes post World War Two.
- The broader site, including World War Two infrastructure (and some Willards Farm phase elements) is also found to be highly intact (when based upon the 1952 plan of extent).
- Some elements relevant to the State listing are located outside of the proposed QHR boundary. Whilst this should not greatly inhibit development within the broader site, a Conservation Management Plan will need to develop policies and action plan information to

assist in managing future aspirations to ensure heritage compliance by Council for these aspects – particularly Council maintenance of the overall site.

- The site is suitable for future community uses based on the key areas which hold World War Two infrastructure being maintained (not everything but a cross section of key elements).
- The environmental (conservation agreement) area, parts of which contain matters of Aboriginal cultural heritage significance, should be conserved.

In addition to the work being carried to identify and manage the broader heritage values on the site, on 11 December 2019 Council was notified by the Heritage Branch of the Department of Environment and Science that an application had been submitted requesting entry of the ACMA Facility (specifically the main receiving building and generator shed as shown below) into the QHR. The correspondence also invited Council, as landowner, to make a written submission advising of any concerns relating to the proposed entry.

A response was sent to the Heritage Branch advising that Council was aware of the heritage values (having reviewed the 2016 Heritage Assessment prepared by Jacobs as part of the due diligence process) and had no concern with the listing as proposed. It was also noted that Council is contractually obligated to prepare a heritage management plan for the entire property, which will include undertaking a review of previous studies, an assessment of heritage values and development of management policies as noted above.

If the listing is accepted by the Heritage Council, the buildings will be protected under the *Queensland Heritage Act 1992*. The Conservation/Heritage Management Plan will assist with meeting the requirements of the Act and will be the framework utilised to consider the extent of work able to be done (i.e. minor works/maintenance) without approval from the Heritage Council. A State heritage listing also means that some proposals adjoining the place require approval.



Map 2: Heritage Assessment

Environmental, Planning and Land Assessments

To ensure all opportunities and constraints associated with the land are known, and to be aware of any information gaps, a Planning Consultant has been engaged to carry out a planning investigation. This is a continuation and expansion of work carried out in 2015 where the same consultant provided technical information which may have been required by the Commonwealth to support an off-market purchase in accordance with the *Commonwealth Property Disposals Policy*.

The opportunities and constraints assessment involves updating the previously prepared context review so as to refer to current policy and strategy and the legal obligations forming part of Council's purchase (i.e. conservation agreement and heritage requirements). The work includes establishing the local and statutory context, a review of existing and in-progress background studies before developing opportunities, and constraints mapping that consolidates the findings and demonstrates the extent of land able to be used.

The ultimate outcome is to establish the context of the site by providing a clear and concise summary of the statutory and physical parameters as well as the provision of technical assessments to understand the extent of the site able to be utilised. It will also identify any information gaps and make recommendations for any future studies that may be required as part of any future planning for the property.

At the time of writing, the planning consultant has prepared a draft report that covers the following aspects:

- **Site Context Analysis** – Broadly defines the site's strategic location in regards to the local, city and regional context including site history and existing uses on the site; and
- **Statutory Planning Context** – A summary of current and draft planning frameworks at the Commonwealth, State and Local government levels as relevant to the site.

Environmental aspects are being addressed through the work associated with the conservation agreement/management plan discussed above. Other land-based assessments underway include soil testing (to understand the soil profile of the land) and survey work. Field work has been completed for the former with a draft report submitted for officer comment before finalisation.

Operational and Maintenance Work

Since taking ownership and control of the property, assessments have been carried out relating to site safety and security, general land maintenance (mowing, etc) and land management (weed and fire management).

To make operational crews and contractors aware of the heritage and environmental values on the site, the heritage consultant has provided an initial protocol to follow including 'chance find' procedures. Supervisors have also been through an induction process with the consultant who provided an overview of the heritage values likely to exist on the property, pointed out high risk areas and actions to follow in the event of a 'chance find'.

The heritage protocol will be further developed as part of the work the consultant is conducting.

Communication and Engagement

In response to the current work to develop a further detailed understanding of the land and its values, the focus of public media, communication and engagement activities to date has been to encourage input from the community on their knowledge of the property.

The communication activity has included:

- Media on the site purchase and World War Two history inviting residents to share their stories about the land that was widely shared and attracted Seven News network State news bulletin coverage.
- Publishing of the Your Say webpage in December 2019 that includes extensive existing background studies, historical information and frequently asked questions relating to the purchase of the land. It has attracted 400 visits and 79 document downloads.
- Active social media promoting the project and information resources has reached 13,814, with 5829 unique views, including 3017 views of the 10-second project video.

The figures indicate a sound level of project awareness for this phase of the project, which is focused on informing the community and encouraging information sharing.

Where possible, engagement will be undertaken with previous land holders to understand the site and its history.

Upon completion of the studies that are currently underway, it is planned to engage further with the community around possible future use of the land.

Next steps

The next steps will involve finalisation of all relevant studies and management plans, including sharing the findings with the community.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council is legally bound by the conditions of the contract of sale and must complete particular actions, including:

- Protecting and conserving the biodiversity in the conservation areas on the site as per the Conservation Agreement.
- Undertaking a review of the existing indigenous and historic heritage reports and preparing and implementing a Heritage Management Plan so as to protect such values.
- Enter into an access agreement with Air Services Australia (ASA) who own the adjoining land to the north and share access with the land.

Risk Management

Progressing with the various reports, studies and community engagement will ensure that all opportunities and constraints relating to the land are known when considering end uses for the land.

Financial

The Environment and Regulation Group has budget for 2019/20 to progress the various studies and carry out initial safety and security investigations/work. Ongoing maintenance of the land is estimated at up to approximately \$70,000 per annum to cover slashing, weed management and fencing repairs for the site with the Parks and Conservation Unit having funds allocated.

Budget for 2020/21 financial year will be considered as part of Council's budget development process.

People

There are no impacts on people as a result of this report. A working group from Council's Property Services, Parks and Conservation, Facilities, Strategic Planning, Communication, Engagement and Tourism, Community and Economic Development and Local History Librarian business areas are coordinating key activities.

Environmental

There are no environmental implications associated with carrying out the studies and reports. Environmental values of the site are primarily protected by way of the executed Conservation Agreement which Council is obligated to comply with.

Social

Given the importance of the site to the community, at this stage consultation is being carried out to ensure all values are known. Further consultation will be carried out on future uses of the land.

Human Rights

Carrying out the current work does not have an impact on any human rights, with the intent being to ensure that all matters (including cultural) about the land are known.

Alignment with Council's Policy and Plans

This report has a relationship with Council's 2018-2023 Corporate Plan and Operational Plan Vision Outcome 6. 'Supportive and Vibrant Economy' (clause 6.4.1): *"Manage Council's strategic land investment, in particular the Capalaba Town Centre redevelopment, Birkdale Commonwealth Land, Cleveland Point and Bligh Street (Wellington Point) to ensure appropriate end use considering community and economic outcomes."*

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Council Officer Working Group	18 Feb 2020	Meeting to discuss progress of current work

OPTIONS**Option One**

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.

Option Two

That Council requests additional information in respect to this report.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/100

Moved by: Cr Paul Bishop

Seconded by: Cr Lance Hewlett

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.

CARRIED 11/0

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

Mayor Karen Williams declared a Perceived Conflict of Interest in Item 14.6 *CAR 19/0462 Bulk Concurrence Agency Assessment – 275-495 Serpentine Creek Road, Redland Bay* stating that a previous complaint lodged (unsubstantiated) regarding the sale of her mother's and brother's property to an owner of land (Edgarange) in this application. She was one of the executors of her mother's estate post sale.

Mayor Williams considered her position and was firmly of the opinion that she can participate in the debate and vote on the matter in the public interest.

Deputy Mayor Lance Hewlett assumed the Chair while the votes were taken.(Item 11.1 refers)

Mayor Williams participated in the item and voted FOR the motion.

14.6 CAR19/0462 - BULK CONCURRENCE AGENCY ASSESSMENT - 275-495 SERPENTINE CREEK ROAD, REDLAND BAY

Objective Reference: A4435753

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

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

Report Author: Justin Leach, Planning Officer

Attachments:

1. Bulk Concurrence Plans [↓](#)
2. Shoreline Precinct Plan [↓](#)
3. Conditions Package [↓](#)
4. Lendlease Dual Frontage Design Guidelines [↓](#)

PURPOSE

To consider an application for a concurrence agency response for a bulk building works assessment for 130 proposed dwellings houses located at 275-495 Serpentine Creek Road, Redland Bay. It is referred to Council for determination.

BACKGROUND

Council has received an application for a concurrence agency response at 275-495 Serpentine Creek Road, Redland Bay (Attachment 1), and described as Lot 11 on SP 268704, for the purpose of a bulk building works assessment of 130 proposed dwelling houses.

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

The applicant has submitted this request prior to making the development application to the assessment manager. Council is therefore assessing the application and providing a pre-lodgement response under s57 of the *Planning Act 2016*.

The proposal triggers a concurrence agency response in accordance with the *Planning Regulation 2017* Schedule 9, Part 3, Division 2, Table 3.

Council's jurisdiction as a concurrence agency relates to whether the proposed building or structure complies with certain criteria under the *Queensland Development Code* (QDC), the *Shoreline Plan of Development* (POD) and the *Redlands Planning Scheme V6.2* (RPS). The application was made in accordance with the *Planning Act 2016*.

The application has been assessed against the relevant criteria and the proposed development is considered to comply with these planning instruments.

The key issues identified in the assessment are:

- Lot product types
- Road setbacks
- Side setbacks.

Preliminary approval (lodged 2014)

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

Approved reconfiguration

Council approved a reconfiguring a lot application RAL19/0061 for 130 residential lots over the south-east corner of the subject site on 4 December 2019. The reconfiguration also included new road, a balance lot and an open space lot for park and stormwater purposes. A subsequent operational works application OPW19/0134 for bulk earthworks over the reconfiguration site was approved on 19 December 2019.

ISSUES

Site description

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

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

Proposal

The application, lodged on 4 December 2019, is for a concurrence agency response for a bulk building works assessment of 130 dwelling houses. The application seeks to vary the provisions within the dwelling house code of the RPS V6.2 (referred to by the Shoreline residential precinct code of the POD) and the QDC mandatory parts MP1.1 and MP1.2, triggered as a concurrence agency response by the *Planning Regulation 2017* schedule 9, part 3, division 2, table 3.

The intent of the proposal is to establish general design and siting controls for future dwelling houses on the proposed front loaded and rear loaded lots. The proposal also establishes additional

criteria such as mandatory driveway locations, built to boundary wall locations and lengths, vehicular access restrictions as well as requirements such as recessing of garage doors. The combination of the proposed criteria seek to deliver a consistent high quality streetscape, whilst ensuring acceptable levels of open space, privacy and amenity between dwellings.

The front loaded lots, depending on lot type, are proposed to incorporate setbacks and site cover as depicted in Figure 1 below. It is noted that the site cover shown below is already approved by the Shoreline POD and does not form part of this application.

FRONT LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear			Maximum Site Coverage
		Front Wall (wall)	Portico (OMP)	Garage (Wall)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	First Level (Wall)	To Parkland (Wall)	
Traditional	T20, T18	4.5 m	3.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Courtyard	C16, C14	3.5 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Premium Villa	PV	3.5 m	2.5 m	5.0 m	2.0 m	1.2 m	1.5 m	Yes	1.5 m	1.5 m	1.5 m	60%
Town Courtyard	TC16, TC14	3.0 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%

Figure 1: Proposed setbacks for front loaded lots

The proposed rear loaded lots, situated along and primarily fronting road 4 as shown in Attachment 1, are anticipated to have an alternative set of provisions in relation to setbacks as described in Figure 2 below. The intention of the rear loaded lots is to ensure the proposed dwellings in this location address and enhance the entry collector street through improved design and building articulation, while delivering vehicular access only from the secondary frontage.

REAR LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear			Maximum Site Coverage
		Front Wall (wall)	Portico (OMP)		Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	First Level (Wall)	To Garage (Wall)	
Traditional	T18-R	2.0 m	1.5 m	-	2.5 m	1.5 m	2.0 m	Yes	1.0 m	1.0 m	1.0 m	60%
Courtyard	C14-R	2.0 m	1.5 m	-	2.0 m	1.5 m	2.0 m	Yes	1.0 m	1.0 m	1.0 m	60%
Premium Villa	PV-R	2.0 m	1.5 m	-	2.0 m	1.2 m	1.5 m	Yes	1.0 m	1.0 m	1.0 m	60%

Figure 2: Proposed setbacks for rear loaded lots

ASSESSMENT OF REQUEST

Planning Act 2016

In accordance with the *Planning Regulation 2017* Schedule 9, Part 3, Division 2, Table 3, Council is a concurrence agency for the development application. Council's jurisdiction as a concurrence agency relates to whether the proposed building or structure complies with certain criteria under the *Queensland Development Code (QDC)*, the *Shoreline Plan of Development (POD)* and the *Redlands Planning Scheme V6.2 (RPS)* as detailed in the assessment section below.

As referenced in the background section of this report, the applicant has submitted this request prior to making the development application to the assessment manager. Council is therefore

assessing the application and providing a pre-lodgement response under s57 of the *Planning Act 2016*.

Shoreline Plan of Development and the Redlands Planning Scheme V6.2

The bulk building works assessment is for future dwelling houses to be constructed on lots approved under RAL19/0061 and to be located on land zoned as Shoreline residential precinct, as depicted by the Shoreline Precinct Plan (Attachment 2). The level of assessment for a dwelling house within the Shoreline residential precinct is 'accepted subject to requirements', being those listed in the RPS dwelling house code (as varied by the POD) and the Shoreline POD building design code. Any non-compliance with the accepted subject to requirements criteria is undertaken by the local government as a referral agency with concurrence agency jurisdiction, unless the site is subject to a relevant overlay which would trigger code assessment. The overlays mapped over the property include:

- acid sulfate soils overlay code
- bushfire hazard overlay code
- flood prone, storm tide and drainage constrained land overlay code
- habitat protection overlay code
- landslide hazard overlay code
- protection of the poultry industry overlay code
- road and rail noise impacts overlay code
- waterways, wetlands and Moreton Bay overlay code.

In this particular case the approved lots are generally located outside of the mapped overlay areas, and where located within a mapped overlay, the relevant overlay code has been varied by the approved Shoreline POD to not be applicable. Accordingly, there are no relevant overlays applicable and the proposal must be assessed by Council as a referral agency with concurrence agency jurisdiction.

QDC MP1.1 and MP1.2

Probable solution P2 of the dwelling house code seeks for setbacks and site cover to comply with the QDC MP1.1 (design standards for single detached housing on lots 450m² and under) and QDC MP1.2 (design standards for single detached housing on lots greater than 450m²). The proposal includes alternatives to this deemed to comply solution as follows:

Front loaded product (sub-types: traditional, courtyard, premium villa and town courtyard)

- proposed front setbacks are less than acceptable solution A1 in the QDC (MP1.2 only)
- proposed secondary front setbacks are less than the acceptable solution A1 in the QDC (MP1.2 only)
- proposed front setbacks (to corner truncation) for corner lots is less than the acceptable solution A1 in the QDC
- proposed side setbacks are less than the acceptable solution A2 in the QDC
- proposed built to boundary wall (except for traditional lots) to exceed maximum length in acceptable solution A2 of the QDC.

Rear loaded product (sub-types: traditional, courtyard, premium villa)

- proposed front setbacks are less than acceptable solution A1 in the QDC

- proposed secondary front setbacks are less than the acceptable solution A1 in the QDC (MP1.2 only)
- proposed front setbacks (to corner truncation) for corner lots is less than the acceptable solution A1 in the QDC
- proposed side setbacks are less than the acceptable solution A2 in the QDC
- proposed built to boundary wall (except for traditional lots) to exceed maximum length in acceptable solution A2 of the QDC.

The proposal is considered to meet the relevant specific outcome S2, which seeks that 'development is appropriately sized and located on site' as outlined below:

Front loaded lots

- The development is a newly created estate and all dwellings proposed to be constructed on the front loaded lots will be built under the same criteria.
- The front wall of the proposed dwelling living areas are within a range of 3m to 4.5m from the frontage, and the proposed garage is setback 5m. The setbacks proposed reduce building bulk and the dominance of the garage door on the lots across the development and provide an adequate area for additional parking provision in front of the garage door. The projections of the portico at the frontage of the property (generally at 2.5m to the outermost projection), will provide variation and visual interest in the building design while also reducing bulk presented by dwelling walls. The road boundary setbacks will be acceptable for the intended streetscape in this regard.
- The proposed front setback will provide an acceptable consistent streetscape not compromising the outlook of the neighbouring residents. The setback provisions will provide consistency in addressing the street, and allow for greater open space provision at the rear of properties in combination with the proposed built to boundary wall provisions noted below.
- Secondary frontages for corner lots are also proposed to be varied to 2.5m to wall (or 2m for premium villa product). This is consistent with the QDC, which already specifies a minimum setback of 1m to outermost projection for small lots 450m² or less, or a sliding scale for lots greater than 450m² based on average lot depth. The proposed setbacks will provide consistency with the streetscape, while maximising the usability of the more typically constrained corner sites.
- Side setbacks are proposed to be 1.5m to the wall at ground level for all sub-types, except for premium villa which are typically the smallest lots across the estate (being 400m² or less) and are proposed to have a 1.2m setback to wall. Upper level floors are proposed to step in 0.5m (or 0.3m for premium villa lots), which is typical of the QDC for lots of the proposed frontage width. The proposed setbacks will still allow for adequate daylight and ventilation to habitable rooms. Amenity and privacy will be maintained for future residents through dwelling design and will have regard to aspects such as window location/orientation, adequate sill heights, and screening/glazing of windows. It is noted that these visual privacy controls will need to be incorporated into future building approvals and are regulated through acceptable solution A5 of the QDC.
- Rear setbacks are proposed to be 1.5m to wall and are generally stepped back by 0.5m (except for premium villa lots) to the upper storey. Generally private open space would also be located within this area, which will reduce the bulk of the built form to this setback. Private open space

areas and dimensions are to be provided at the minimum rate specified by the QDC. It is considered that the proposed rear setbacks will provide adequate daylight and ventilation to future dwellings, while also allowing for future building design to maintain amenity and privacy.

- Built to boundary walls have been nominated on the proposed plan, so that each lot will have a maximum of one built to boundary wall. The proposed length for the built to boundary wall is the lesser of 15m or 50% of the side boundary length (inclusive of habitable and non-habitable rooms), for all lot sub-types except for traditional lots. Traditional lots are proposed to have a standard 9m built to boundary maximum, for non-habitable rooms only. The built to boundary wall length for those sub-types allows for (what are generally smaller lots) to maximise the use of the land for the built form and consolidate open space areas into larger more useable spaces for recreation, landscaping and service facilities.

Rear loaded lots

- The development is a newly created estate and all dwellings proposed to be constructed on rear loaded lots will be built under the same criteria. The rear loaded lots are located along the main entry street to the development and are intended to ensure dwellings that are constructed provide visual appeal and an entry experience, while providing vehicular access from the rear only. Refer to figures 3 and 4 below for examples of the intended rear loaded lot product that has been delivered in other parts of Brisbane. It is noted that the image below depicting the streetscape with indented parking bays is similar to that approved for road 4 under RAL19/0061.





Figure 3: Rear loaded lot examples (primary frontage)





Figure 4: Rear loaded lot examples (secondary frontage)

- The front wall of future dwellings is proposed to be a minimum 2m from the primary frontage, with portico eaves a minimum 1.5m from the same frontage. The proposed setbacks for the dwellings fronting the main entry street into the development will allow for dwelling design to provide visual interest through articulation in the façade, a front door, and a patio/deck facing the street. With the removal of the garage from this elevation building bulk is reduced and visual amenity (removal of dominance of the garage door) is increased. The projections of the patio/deck at the frontage of the property will provide variation and visual interest in the building design while also reducing bulk presented by dwelling walls. The road boundary setbacks will be acceptable for the intended streetscape in this regard.
- The proposed front setback will still provide an acceptable streetscape allowing views and not compromising the outlook of the neighbouring residents. The setback provisions will provide consistency in addressing the street, and allow for greater open space provision between the dwelling and the garage in combination with the proposed built to boundary wall provisions noted below.
- Side setbacks are proposed to be 1.5m to the wall at ground level for all sub-types, except for premium villa which are typically the smallest lots across the estate (being 400m² or less) and are proposed to have a 1.2m setback to wall. Upper level floors are proposed to step in 0.5m (or 0.3m for premium villa lots), which is typical of the QDC for lots of the proposed frontage width. The proposed setbacks will still allow for adequate daylight and ventilation to habitable rooms. Amenity and privacy will be maintained for future residents through dwelling design and will have regard to aspects such as window location/orientation, adequate sill heights, and screening/glazing of windows. It is noted that these visual privacy controls will need to be incorporated into future building approvals and are regulated through acceptable solution A5 of the QDC.
- Rear setbacks (secondary road frontage) are proposed to be 1m to wall, which is expected to be to the garage. The intent of the setback is to provide ample parking on site (two spaces in accordance with QDC) inside a garage, while providing open space at the side of the garage and behind the rear of the dwelling to maximise useable dimensions of this area. Private open space areas and dimensions are to be provided at the minimum rate specified by the QDC. Future garages can be designed to be of minimal bulk and with variation in materials that

create visual interest along the streetscape, as depicted in the figures showing the rear lot product. The proposed plans have been amended in red to ensure that any upper level of the structure is adequately set back from the road boundary to maintain the visual amenity of the streetscape. A set back of 3m to the upper level in this instance is considered to reduce building bulk and provide visual consistency in line with the other front boundary setbacks. In addition, where only a single garage is proposed on these lots, the plans have been amended to ensure that the garage wall is set back 5m from the road boundary to provide adequate space for a second on-site car park. Accordingly, it is considered that the proposed rear (second road boundary) setbacks are appropriate for the development

- Built to boundary walls have been nominated on the proposed plan, so that each lot will have a maximum of one built to boundary wall. The proposed length for the built to boundary wall is the lesser of 15m or 50% of the side boundary length (inclusive of habitable and non-habitable rooms), for all lot sub-types except for traditional lots. Traditional lots are proposed to have a standard 9m built to boundary maximum, for non-habitable rooms only. The built to boundary wall length for those sub-types allows for (what are generally smaller lots) to maximise the use of the land for the built form and consolidate open space areas into larger more useable spaces for recreation, landscaping and service facilities
- It is noted that for both front and rear loaded lots, probable solution P6 of the dwelling house code seeks that carports and garages of two-storey houses on lots of 450m² or less are to be recessed beneath the upper storey by at least 1.2m to not dominate the streetscape. The applicant has proposed to apply this provision (except for rear loaded lots) in terms of recessing the garage behind the outermost projection of the dwelling by 1.2m across the development whether the proposed dwelling be one or two-storey, and also on lots greater than 450m². While not being recessed behind the main building façade, in accordance with the P6, garages on rear loaded lots are not considered to unduly dominate the streetscape recognising the function of the rear lane. Accordingly not recessing garages behind the main building façade on rear loaded lots satisfies the relevant specific outcome in the dwelling house code.

QDC MP1.4

As depicted in figures 5 and 6 below, relevant underground infrastructure has been approved at a conceptual level through the approval RAL19/0061. The proposed setbacks do not conflict with the proposed sewer or water reticulation and as such the proposal is considered to comply with the QDC MP1.4. It is noted that further operational works applications for this future infrastructure are yet to be lodged to Council and assessed by officers and accordingly the indicated locations are subject to change.



Figure 5: RAL19/0061 Sewer reticulation layout plan



Figure 6: RAL19/0061 Water reticulation layout plan

CONCLUSION

The proposal is considered to comply with the performance criteria of the dwelling house code of the Redlands Planning Scheme as varied by the Shoreline Plan of Development. Accordingly, it is recommended that the application be approved subject to concurrence agency conditions.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Planning Act 2016* this development application has been assessed against the Shoreline Plan of Development version H, Redlands Planning Scheme V6.2 and the Queensland Development Code MP1.1 and MP1.2.

Risk Management

Standard development applications risks apply. In accordance with the *Planning Act 2016* the applicant may appeal to the Development Tribunal against a condition of approval or against a decision to refuse a future building approval made in accordance with a concurrence agency response by Council.

Financial

There is potential that an applicant may appeal a decision on a future building approval, made in accordance with a concurrence agency response and subsequent legal costs may apply.

People

There are no implications for staff associated with this request.

Environmental

There are no environmental issues associated with this request.

Social

There are no social issues associated with the request.

Human Rights

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

Alignment with Council's Policy and Plans

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Division 6 Councillor	16/12/2019	Planning officers met with the local Councillor to discuss the proposal.

OPTIONS**Option One**

That Council resolves to approve the proposed bulk concurrence agency referral for 130 dwelling houses, in accordance with its role as a concurrence agency under Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*, subject to the conditions identified in Attachment 3.

Option Two

That Council resolves to approve the bulk concurrence agency referral without conditions or subject to amended conditions.

Option Three

That Council resolves to refuse the bulk concurrence agency referral.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/101

Moved by: Cr Murray Elliott

Seconded by: Cr Peter Mitchell

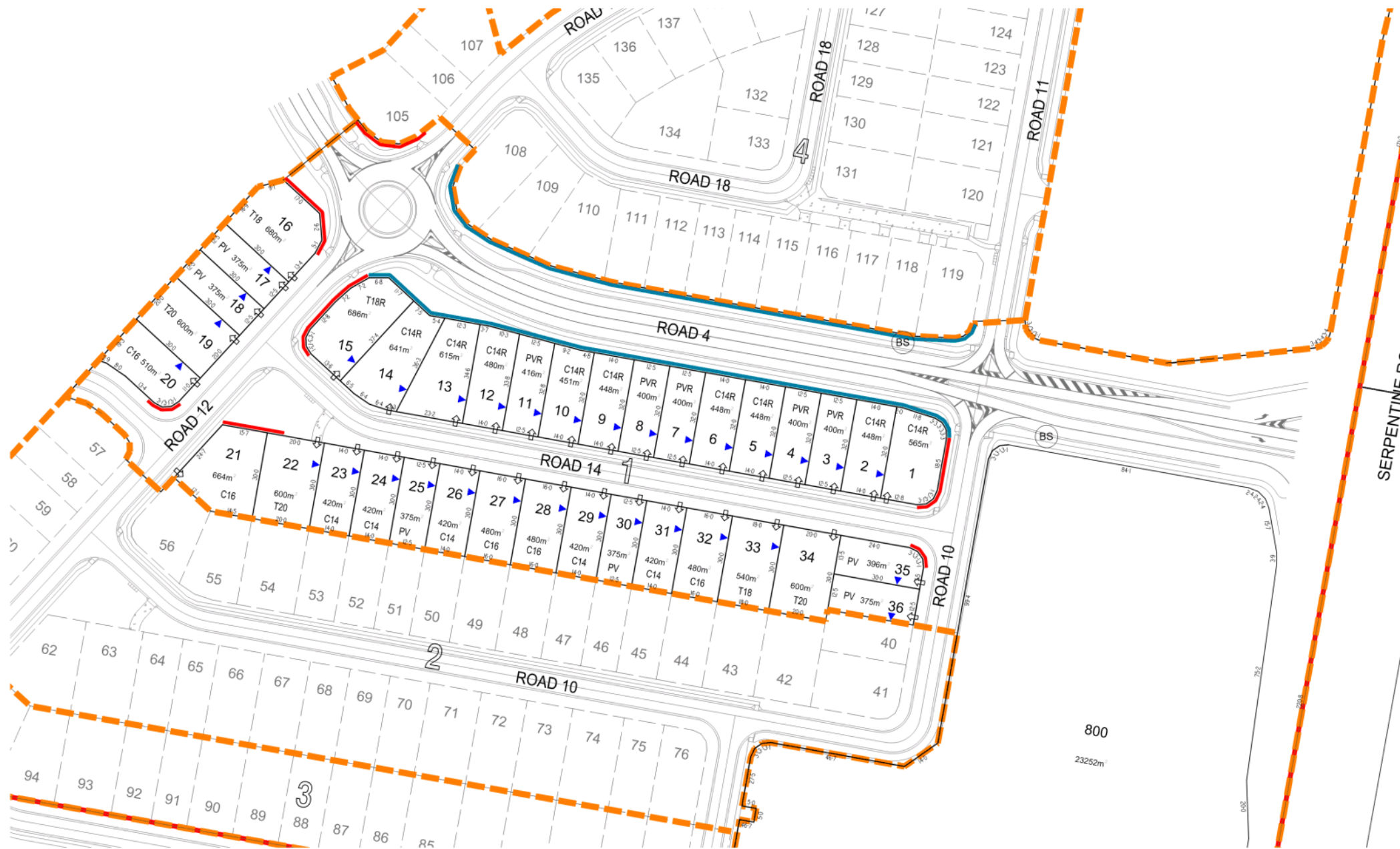
That Council resolves to approve the proposed bulk concurrence agency referral for 130 dwelling houses, in accordance with its role as a concurrence agency under Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*, subject to the conditions identified in Attachment 3.

CARRIED 9/2

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

Crs Wendy Boglary and Paul Bishop voted AGAINST the motion.

STAGE 1

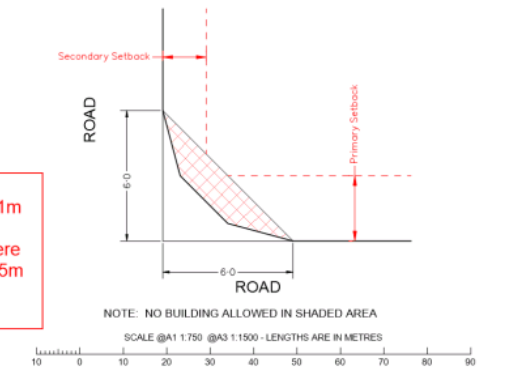


NOTE:
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

- LEGEND**
- Site Boundary
 - - - Stage Boundary
 - 1 Stage No.
 - Future Development
 - Pedestrian access - no vehicular access
 - BS Bus Stop
 - ▼ Optional Built to Boundary Wall
 - ↔ Indicative Driveway Location
 - No Vehicular Access

- GENERAL**
1. Unless amended below, all development must be in accordance with the Development Approval, MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Redland City Council Dwelling House Code. The variations will also apply to corresponding provisions under new policies which may be adopted and supersede current policies, such as the Redland City Plan and Draft Queensland Housing Code.
 2. Maximum building height must not exceed 2 storeys or 9.5m, whichever is the lesser.
 3. Maximum building location envelopes are subject to future proposed easements and/or underground services.
- SETBACKS**
4. Setbacks are to be provided as per the Plan of Development Table unless otherwise dimensioned.
 5. All setbacks are to be read to the wall unless noted otherwise.
 6. The outmost projection of a building can encroach into the setback no more than 450mm.
- BUILT TO BOUNDARY WALLS**
7. Built to boundary wall locations are only allowed where indicated on the plan of development.
 8. Where built to boundary walls are not indicated, setbacks are to be provided as per the Plan of Development Table.
 9. A dwelling may adopt any setback up to the boundary on a nominated built to boundary, where the building or part of the building does not exceed the lesser of 50% of the side boundary length or 15.0m, except for Traditional lots which may have a maximum built to boundary wall of 9m. The height of the wall located within the nominated building setback must not exceed 4.5m or the average of 3.5m from the finished ground level.
- PRIVATE OPEN SPACE**
10. Private open space is directly accessible from the living area.
 11. Private open space to have a minimum dimension of 4m and a minimum area of 16m².
- ADDITIONAL NOTE**
12. For front loaded product lots where the building is 1 storey, the garage door is recessed from the primary road frontage behind the outer most projection of the house by at least 1.2m. This provision does not apply to a secondary road frontage for a corner lot.
 - 12(a) Where the building is 2 storey, the garage door is recessed a minimum 1.2m beneath the upper storey of the dwelling.
 13. For the purposes of all rear loaded lots the front setback is taken to be the frontage where the primary pedestrian access is obtained, and the rear setback is taken to be the frontage where vehicle access is obtained.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



Lot Type	Code	Frontage				Side			Rear			Maximum Site Coverage
		Front Wall (Wall)	Portico (OMP)	Garage (Wall)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	First Level (Wall)	To Partland (Wall)	
Traditional	T20, T18	4.5 m	3.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Courtyard	C16, C14	3.5 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Premium Villa	PV	3.5 m	2.5 m	5.0 m	2.0 m	1.2 m	1.5 m	Yes	1.5 m	1.5 m	1.5 m	60%
Town Courtyard	TC16, TC14	3.0 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%

Lot Type	Code	Frontage				Side			Rear			
		Front Wall (Wall)	Portico (OMP)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	To First Level (Wall)	To Single Garage (Wall)	To Double Garage (Wall)	
Traditional	T18-R	2.0 m	1.5 m	-	2.5 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Courtyard	C14-R	2.0 m	1.5 m	-	2.0 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Premium Villa	PV-R	2.0 m	1.5 m	-	2.0 m	1.2 m	1.5 m	Yes	1.0 m	3m	5m	1m

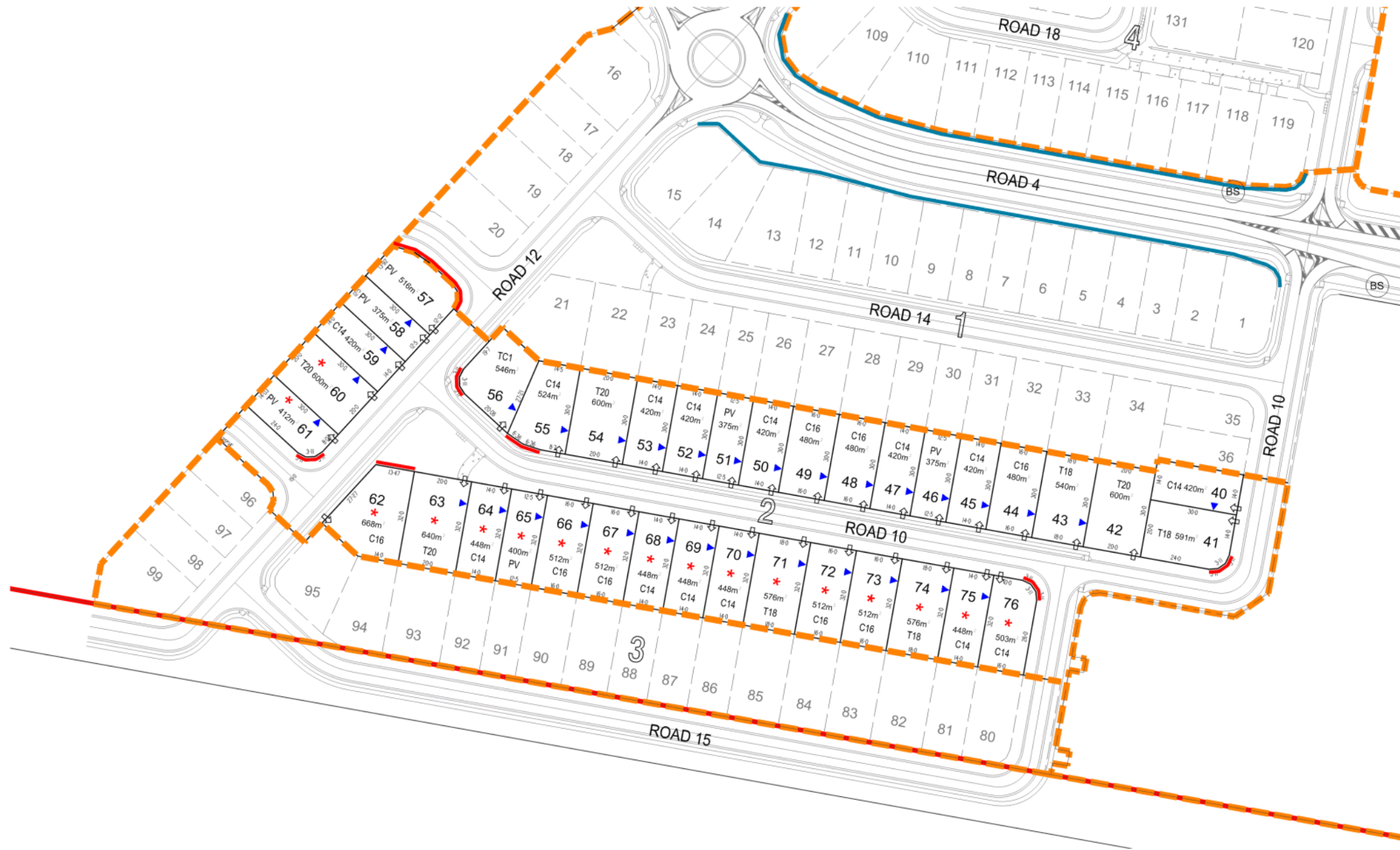
Note for rear loaded product:
For rear setbacks of rear loaded product, a 1m setback to the garage wall is accepted only where a two (2) car garage is provided. Where a single car garage is provided, a minimum 5m setback to the garage wall is required.



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STAGE 2

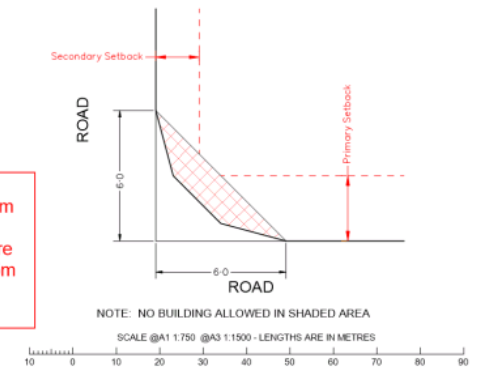


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 - - - Future Development
 - Pedestrian access - no vehicular access
 - BS Bus Stop
 - Optional Built to Boundary Wall
 - Indicative Driveway Location
 - No Vehicular Access
 - * Lots subject to AS3959-2009 Construction of Buildings in Bushfire Prone Areas (refer to Bushfire Management Plan)

- GENERAL**
- Unless amended below, all development must be in accordance with the Development Approval, MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Redland City Council Dwelling House Code. The variations will also apply to corresponding provisions under new policies which may be adopted and supersede current policies, such as the Redland City Plan and Draft Queensland Housing Code.
 - Maximum building height must not exceed 2 storeys or 9.5m, whichever is the lesser.
 - Maximum building location envelopes are subject to future proposed easements and/or underground services.
- SETBACKS**
- Setbacks are to be provided as per the Plan of Development Table unless otherwise dimensioned.
 - All setbacks are to be read to the wall unless noted otherwise.
 - The outmost projection of a building can encroach into the setback no more than 450mm.
- BUILT TO BOUNDARY WALLS**
- Built to boundary wall locations are only allowed where indicated on the plan of development.
 - Where built to boundary walls are not indicated, setbacks are to be provided as per the Plan of Development Table.
 - A dwelling may adopt any setback up to the boundary on a nominated built to boundary, where the building or part of the building does not exceed the lesser of 50% of the side boundary length or 15.0m, except for Traditional lots which may have a maximum built to boundary wall of 9m. The height of the wall located within the nominated building setback must not exceed 4.5m or the average of 3.5m from the finished ground level.
- PRIVATE OPEN SPACE**
- Private open space is directly accessible from the living area.
 - Private open space to have a minimum dimension of 4m and a minimum area of 16m².
- ADDITIONAL NOTE**
- For front loaded product lots where the building is 1 storey, the garage door is recessed from the primary road frontage behind the outer most projection of the house by at least 1.2m. This provision does not apply to a secondary road frontage for a corner lot.
 - (a) Where the building is 2 storey, the garage door is recessed a minimum 1.2m beneath the upper storey of the dwelling.
 - For the purposes of all rear loaded lots the front setback is taken to be the frontage where the primary pedestrian access is obtained, and the rear setback is taken to be the frontage where vehicle access is obtained.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



FRONT LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear		Maximum Site Coverage	
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Premium Villa	PV	3.5 m	2.5 m	5.0 m	2.0 m	1.2 m	1.5 m	Yes	1.5 m	1.5 m	1.5 m	60%
Town Courtyard	TC16, TC14	3.0 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%

REAR LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear			
		Front Wall (wall)	Portico (OMP)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	To First Level (wall)	To Single Garage (wall)	To Double Garage (wall)	
Traditional	T18-R	2.0 m	1.5 m	-	2.5 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Courtyard	C14-R	2.0 m	1.5 m	-	2.0 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Premium Villa	PV-R	2.0 m	1.5 m	-	2.0 m	1.2 m	1.5 m	Yes	1.0 m	3m	5m	1m

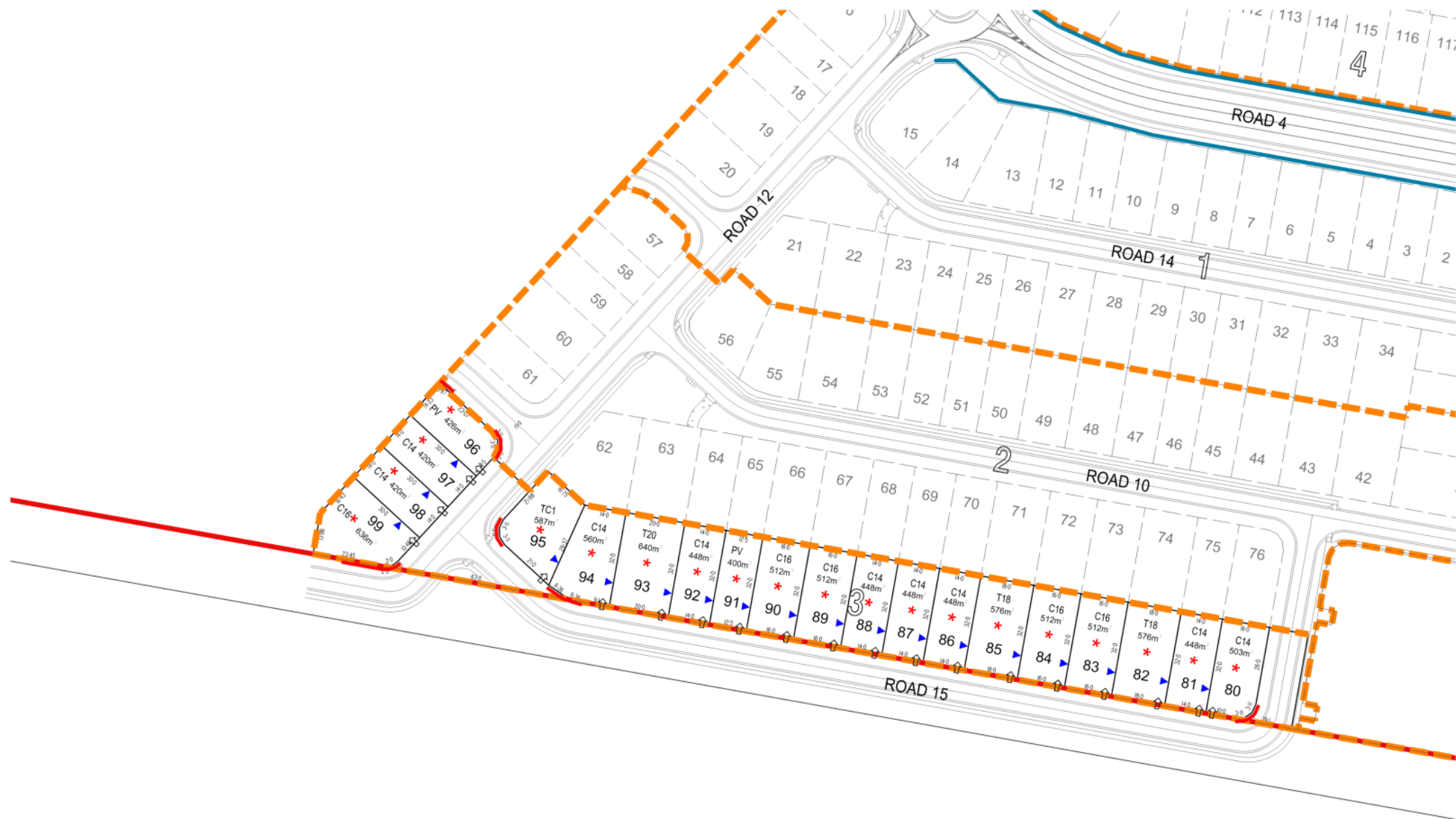
Note for rear loaded product:
For rear setbacks of rear loaded product, a 1m setback to the garage wall is accepted only where a two (2) car garage is provided. Where a single car garage is provided, a minimum 5m setback to the garage wall is required.



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STAGE 3



NOTE:
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

- LEGEND**
- Site Boundary
 - - - Stage Boundary
 - 1 Stage No.
 - - - Future Development
 - Pedestrian access - no vehicular access
 - BS Bus Stop
 - Optional Built to Boundary Wall
 - Indicative Driveway Location
 - No Vehicular Access
 - * Lots subject to AS3959-2009 Construction of Buildings in Bushfire Prone Areas (refer to Bushfire Management Plan)

- GENERAL**
1. Unless amended below, all development must be in accordance with the Development Approval, MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Redland City Council Dwelling House Code. The variations will also apply to corresponding provisions under new policies which may be adopted and supersede current policies, such as the Redland City Plan and Draft Queensland Housing Code.
 2. Maximum building height must not exceed 2 storeys or 9.5m, whichever is the lesser.
 3. Maximum building location envelopes are subject to future proposed easements and/or underground services.

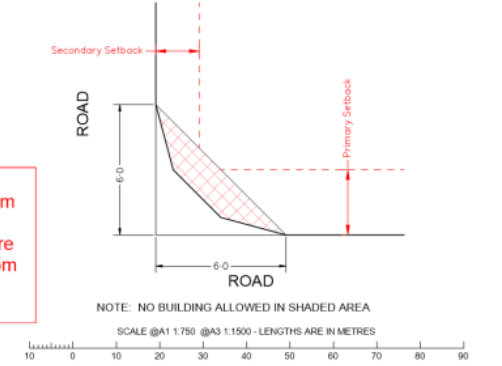
- SETBACKS**
4. Setbacks are to be provided as per the Plan of Development Table unless otherwise dimensioned.
 5. All setbacks are to be read to the wall unless noted otherwise.
 6. The outmost projection of a building can encroach into the setback no more than 450mm.

- BUILT TO BOUNDARY WALLS**
7. Built to boundary wall locations are only allowed where indicated on the plan of development.
 8. Where built to boundary walls are not indicated, setbacks are to be provided as per the Plan of Development Table.
 9. A dwelling may adopt any setback up to the boundary on a nominated built to boundary, where the building or part of the building does not exceed the lesser of 50% of the side boundary length or 15.0m, except for Traditional lots which may have a maximum built to boundary wall of 9m. The height of the wall located within the nominated building setback must not exceed 4.5m or the average of 3.5m from the finished ground level.

- PRIVATE OPEN SPACE**
10. Private open space is directly accessible from the living area.
 11. Private open space to have a minimum dimension of 4m and a minimum area of 16m².

- ADDITIONAL NOTE**
12. For front loaded product lots where the building is 1 storey, the garage door is recessed from the primary road frontage behind the outer most projection of the house by at least 1.2m. This provision does not apply to a secondary road frontage for a corner lot.
 - 12(a) Where the building is 2 storey, the garage door is recessed a minimum 1.2m beneath the upper storey of the dwelling.
 13. For the purposes of all rear loaded lots the front setback is taken to be the frontage where the primary pedestrian access is obtained, and the rear setback is taken to be the frontage where vehicle access is obtained.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



FRONT LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear		Maximum Site Coverage	
		Front Wall (wall)	Portico (OMP)	Garage (Wall)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	First Level (Wall)		To Parkland (Wall)
Traditional	T20, T18	4.5 m	3.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Courtyard	C16, C14	3.5 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%
Premium Villa	PV	3.5 m	2.5 m	5.0 m	2.0 m	1.2 m	1.5 m	Yes	1.5 m	1.5 m	1.5 m	60%
Town Courtyard	TC16, TC14	3.0 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%

REAR LOADED PRODUCT												
Lot Type	Code	Frontage				Side			Rear			
		Front Wall (wall)	Portico (OMP)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	To First Level (wall)	To Single Garage (wall)	To Double Garage (wall)	
Traditional	T18-R	2.0 m	1.5 m	-	2.5 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Courtyard	C14-R	2.0 m	1.5 m	-	2.0 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Premium Villa	PV-R	2.0 m	1.5 m	-	2.0 m	1.2 m	1.5 m	Yes	1.0 m	3m	5m	1m

Note for rear loaded product:
For rear setbacks of rear loaded product, a 1m setback to the garage wall is accepted only where a two (2) car garage is provided. Where a single car garage is provided, a minimum 5m setback to the garage wall is required.



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STAGE 4



NOTE:
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

LEGEND

- Site Boundary
- - - Stage Boundary
- Stage No.
- Future Development
- Pedestrian access - no vehicular access
- BS Bus Stop
- ▼ Optional Built to Boundary Wall
- ↔ Indicative Driveway Location
- No Vehicular Access

GENERAL

1. Unless amended below, all development must be in accordance with the Development Approval, MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Redland City Council Dwelling House Code. The variations will also apply to corresponding provisions under new policies which may be adopted and supersede current policies, such as the Redland City Plan and Draft Queensland Housing Code.
2. Maximum building height must not exceed 2 storeys or 9.5m, whichever is the lesser.
3. Maximum building location envelopes are subject to future proposed easements and/or underground services.

SETBACKS

4. Setbacks are to be provided as per the Plan of Development Table unless otherwise dimensioned.
5. All setbacks are to be read to the wall unless noted otherwise.
6. The outmost projection of a building can encroach into the setback no more than 450mm.

BUILT TO BOUNDARY WALLS

7. Built to boundary wall locations are only allowed where indicated on the plan of development.
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9. A dwelling may adopt any setback up to the boundary on a nominated built to boundary, where the building or part of the building does not exceed the lesser of 50% of the side boundary length or 15.0m, except for Traditional lots which may have a maximum built to boundary wall of 9m. The height of the wall located within the nominated building setback must not exceed 4.5m or the average of 3.5m from the finished ground level.

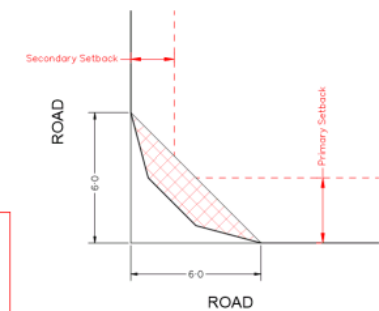
PRIVATE OPEN SPACE

10. Private open space is directly accessible from the living area.
11. Private open space to have a minimum dimension of 4m and a minimum area of 16m².

ADDITIONAL NOTE

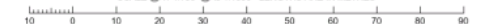
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- 12(a) Where the building is 2 storey, the garage door is recessed a minimum 1.2m beneath the upper storey of the dwelling.
13. For the purposes of all rear loaded lots the front setback is taken to be the frontage where the primary pedestrian access is obtained, and the rear setback is taken to be the frontage where vehicle access is obtained.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE: NO BUILDING ALLOWED IN SHADED AREA

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



Lot Type	Code	Frontage				Side			Rear			Maximum Site Coverage
		Front Wall (wall)	Portico (OMP)	Garage (Wall)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	First Level (Wall)	To Parkland (Wall)	
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Premium Villa	PV	3.5 m	2.5 m	5.0 m	2.0 m	1.2 m	1.5 m	Yes	1.5 m	1.5 m	1.5 m	60%
Town Courtyard	TC16, TC14	3.0 m	2.5 m	5.0 m	2.5 m	1.5 m	2.0 m	Yes	1.5 m	2.0 m	1.5 m	60%

Lot Type	Code	Frontage				Side			Rear			
		Front Wall (wall)	Portico (OMP)	Secondary (Wall)	NON BTB Ground Level (Wall)	NON BTB First Level (Wall)	Built to Boundary Wall	Ground Level (Wall)	To First Level (wall)	To Single Garage (wall)	To Double Garage (wall)	
Traditional	T18-R	2.0 m	1.5 m	-	2.5 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Courtyard	C14-R	2.0 m	1.5 m	-	2.0 m	1.5 m	2.0 m	Yes	1.0 m	3m	5m	1m
Premium Villa	PV-R	2.0 m	1.5 m	-	2.0 m	1.2 m	1.5 m	Yes	1.0 m	3m	5m	1m

Note for rear loaded product:
For rear setbacks of rear loaded product, a 1m setback to the garage wall is accepted only where a two (2) car garage is provided. Where a single car garage is provided, a minimum 5m setback to the garage wall is required.

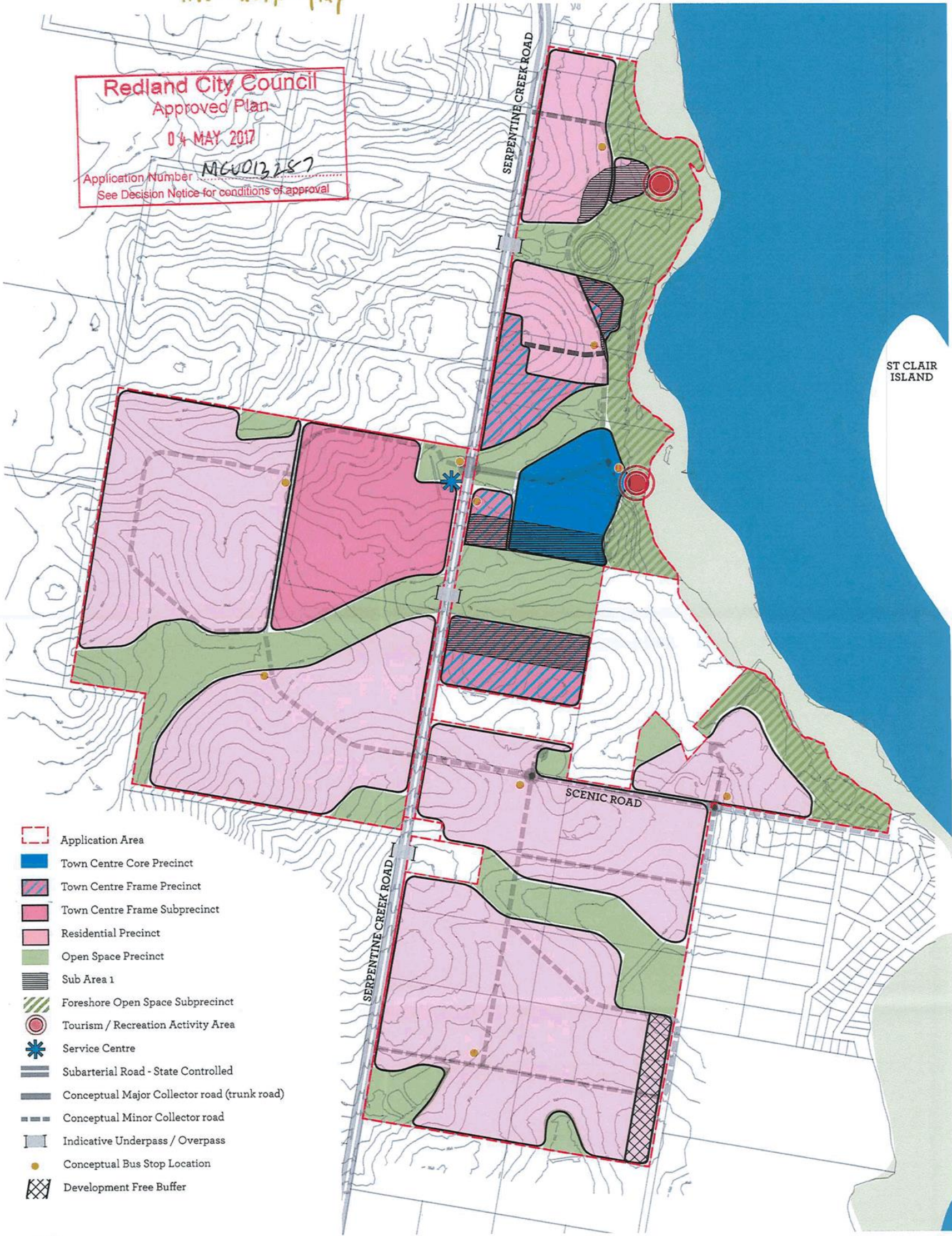


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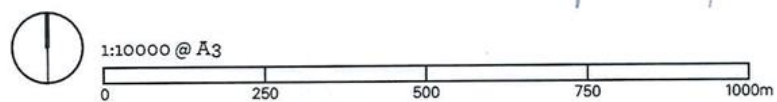
SERPENTINE CREEK ROAD, REDLAND BAY • 21/01/2020 • 9401 P 08 Rev L - BLE 04



Redland City Council
 Approved Plan
 04 MAY 2017
 Application Number **MC0013287**
 See Decision Notice for conditions of approval



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



Precinct Plan. Shoreline -----

20.October.2016 . 14009_SK015 [21]



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

Plan/document title	Reference number	Prepared by	Plan/doc. date
Stage 1 (as amended by Council)	9401 P 08 Rev L – BLE 01	Lendlease Communities (Shoreline) Pty Ltd	21/01/2020
Stage 2 (as amended by Council)	9401 P 08 Rev L – BLE 02	Lendlease Communities (Shoreline) Pty Ltd	21/01/2020
Stage 3 (as amended by Council)	9401 P 08 Rev L – BLE 03	Lendlease Communities (Shoreline) Pty Ltd	21/01/2020
Stage 4 (as amended by Council)	9401 P 08 Rev L – BLE 04	Lendlease Communities (Shoreline) Pty Ltd	21/01/2020

Table 1: Approved plans and documents

REASONS FOR CONDITIONS

In accordance with the *Planning Act 2016* s56, conditions have been imposed to ensure the development complies with specific outcomes S2 and S6 of the Redlands Planning Scheme V6.2 dwelling house code.

CONCURRENCE AGENCY ADVICE

- **Other approvals**
Please be aware that other approvals may be required for your development. This includes, but is not limited to, the following:
 - Building works.
 - Plumbing and drainage works.

-
- Concurrence Agency Referral for building work for Queensland Development Code, Mandatory Part 1.4 (building over or near relevant infrastructure).
-

- **Hours of construction**

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

- **Live connections**

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

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

- **Coastal processes and sea level rise**

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

SHORELINE

DUAL FRONTAGE RESIDENTIAL DESIGN
GUIDELINES

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DUAL FRONTAGE RESIDENTIAL DESIGN GUIDELINES

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1.0 Introduction

The following Dual Frontage Residential Design Guidelines have been prepared to guide the development of dual frontages allotments at Lendlease's Shoreline development. Lendlease has previously prepared similar guidelines on other projects to avoid ongoing problems, poor design outcomes, and complaints arising from previously developed dual frontage residential allotments on our projects within South East Queensland.

This guideline builds on previous design principles developed by Lendlease and attempts to provide a clear set of rules for dual frontage allotment design.

The following design guidelines set the framework and parameters within Shoreline for:

- When dual frontage allotments are required;
- When rear-loaded dual frontage allotments can be provided, and when they cannot; and
- The design parameters included in these allotments to ensure the best streetscape and end-use liveability outcomes are achieved.)

This document is intended to be referenced and abided by in all future planning applications made by Lendlease in Shoreline.

Why have dual frontage product?

Historically along main collector roads, residential allotments would front these roads, including both their vehicle and pedestrian access (e.g. Milton Road in Brisbane). These allotments were still primarily 'front loaded' and had driveway AND front door access from the main road.

Over time, a shift in traffic engineering standards has required many of these main collector roads to become 'non-access', meaning that primary driveway access to the allotment was gained through the rear of the property ('rear loaded'). The threshold for determining the different between an access and a non-access street is generally between 5,000 to 6,000 vehicles per day in most SEQ Council's.

A lot of these allotments were 'rear loaded' and had no primary frontage to the main non-access street. In a lot of cases, the main non-access streets were fenced (with rear boundary fencing) and heavily landscaped. The success of the streetscape varies greatly, depending on fencing type, landscaping chosen and maintenance.

The prevalence of these non-access trunk roads through new development areas increased during the late 80's early 90's. Some examples delivered a good outcome for the community while others did not.

Current urban design practice is to ensure rear loaded dual frontage allotments 'present' to the main non-access street where possible. It is however not always possible to achieve this outcome given topography and carparking constrains. As such, this guideline contains two 'tests' for determining whether dual frontage allotments, that addresses both street frontages, can be achieved. If it meets the carparking and topography criteria (refer Section 4.0), then rear loaded/dual frontage lot development and buiding product should be incorporated.

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2.0 What happens when dual frontage is not executed correctly, and why does this occur?

Privacy/Poor Presentation

The single largest issue when dual frontage is not executed properly is poor presentation and streetscape outcomes from the primary road frontage. These outcomes can be attributed to the response by residents to the loss of private open space. The requirement for dual frontage allotments that have to front the main street and the secondary street to the rear, mean that:

- For some built product, there is a loss of 'private open space' (i.e. backyard). There is no privacy for children to play in safety without being overlooked from the street, no areas to put children's play equipment etc. Refer to **Photo 1** for an example of a childrens play fort highly visible along a non-access street.
- Loss of discrete 'utility' area that is normally afforded to the rear of a house - where do typical items confined to the backyard such as washing line, shed, excess building material, and rainwater tank go?



Photo 1: Children's play fort visible from non-access street – Grande Ave, Springfield Lakes.



Photo 2: Residents using ad-hoc screening techniques to obtain private space – Lakeside Drive, Springfield Lakes

The loss of privacy results in various ad-hoc outcomes, such as hessian/bamboo screening laid on top of existing fencing (refer to **Photo 2**, bamboo fencing example). In some more extreme circumstances, home owners retrofit a new fence inside their property whilst maintaining the existing fencing (refer **Photo 3**).



Photo 3: Installation of colorbond fencing internal to semi-transparent fencing to achieve privacy

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Parking/Street Address

Parking is another main issue with dual frontage allotments. Where dual frontage is nominated in areas where the primary street frontage (non access road) has limited (or no) parking, this leads to reduced opportunities for visitor and emergency vehicle parking, and low convenience for residents.

Examples include residents (or their visitors) being fined for parking illegally in front of their own house (i.e. in 'no standing' zones or on the verge). This is due to not having any accessible parking in the vicinity of their 'street address'.

This situation causes angst for all parties involved; the residents, the Developer, and ultimately the Council. This also has ramifications for deliveries, post, and emergency services when being called out to an address where there is no parking readily available.

Faux Entrances

In some instances where mandatory street frontage and 'front door' access are conditioned (where it is not appropriate), some house designs have utilised a 'faux entrance' or artificially dress up their rear access to look like a front door.

Whilst this may be a satisfactory streetscape outcome, it reveals the design is not 'fit for purpose' and does not embrace the desired urban design requirement of true rear loaded dual frontage design. This leads to a higher potential of ad-hoc outcomes, given this rear entrance is simply a beautified back door.

Verge Maintenance

A further concern of dual frontage allotments is the verge maintenance burden of properties that do not front onto both streets. This is exemplified in **Photo 4**, which shows a dual frontage allotment that does not address the non-access street. Maintenance to the secondary street frontage is generally neglected because:

- (a) Access is often difficult to obtain (no gate/topography differences etc.); and
- (b) The secondary frontage is often forgotten about – the resident enters (in a majority of cases) by vehicle through the primary vehicle access, and would typically only maintain this frontage (i.e. out of sight, out of mind mentality on the secondary frontage).

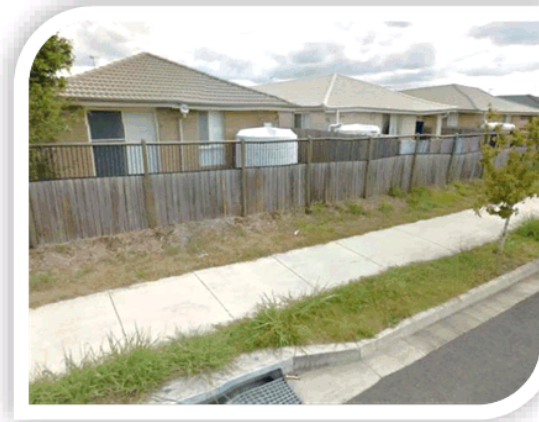


Photo 4: Grass verge requiring high maintenance, not accessible and underwhelming presentation – Redbank Plains.

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Likewise, Council does not want to inherit intensive planting that requires lots of maintenance (such as hedging, see **Photo 5**).



Photo 5: High maintenance verge treatment (hedging) along Springfield Lakes Boulevard.

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3.0 Key matters required for providing successful dual frontage allotments

Section 2.0 discussed the key observations Lendlease considers are poor delivery outcomes when dual frontage allotments are not designed correctly. In reviewing these outcomes, the following matters are **essential** in providing **successful** dual frontage allotment design:

- Car parking provision in front of the lot; and
- Topography – level differences.

Other issues which are also important include:

- Private open space provision;
- Maintenance of verge (i.e. legacy for council); and
- Safety/CPTED

Impediments to car parking

The fundamental premise of dual frontage allotments that front non-access roads, is that the 'front door' to the property is located on the non-access road. Essentially this 'front door' becomes the street address for the house (even though resident vehicular access is obtained through the rear of the property). This street address becomes vital for visitor carparking, emergency vehicle parking, deliveries etc., and as such **successful** dual frontage requires sufficient carparking at the primary street frontage (free from encumbrances such as no standing zones, bus stops, turning lanes).

Recommendation

To facilitate the desired carparking outcome, Lendlease propose that visitor carparking for the dual frontages lots are accessed from the non-access street.

Topography – level differences between lot height and non-access street

Topography and level differences between the allotment and the road reserve, does have an impact on the viability of dual frontage lots, as there is a certain height below and above the road where the built product loses its relationship with the streetscape. Section 4.0 sets out guidance in regards to possible outcomes for various level differences.

Recommendation

Lendlease provide bulk earthworks and indicative road cross sections to clearly demonstrate level difference constraints. Determination of dual frontage product to be based on topography rules set out in Section 4.0.

Private Open Space

The private open space issue can primarily be solved by tightening control of building criteria and design outcomes. In some situations, this will require a KDO (Key Design Outcome) whereby additional design controls are placed on a specific lot, over and above the norm. In some situations, lessening setbacks to both the street frontages will be required to allow these outcomes. This issue is the responsibility of Lendlease to address and resolve with our builder partners. There are several builders who are now offering product with either an integrated open internal courtyard or internal covered outdoor space provided between a separated garage and main dwelling. To facilitate these, they will require adjustments to Council's standard building setbacks (most notably a 1.0m garage door setback to the rear loaded frontage, and allowing a 1.5m setback to the portico on the front setback).

Lendlease strongly believe the relaxed setbacks are an important component in ensuring that private open space is provided between

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the garage and the house (screened from the primary street frontage). This should resolve the ad-hoc interim privacy screening issue that has been seen throughout other Lendlease developments (i.e. bamboo, hessian screening etc).

Recommendation

Specialised setbacks for dual frontage product is used to ensure setbacks from garage to road reserve are reduced, to allow private open space to be screened from the main street frontage.

Maintenance

Successful dual frontage product requires the issue of presentation to the secondary frontage to be addressed. When allotments are accessed by vehicles from the rear, it is easy for homeowners to take the 'out of sight, out of mind' approach in regard to the "front" verge. As such, ensuring maintenance is reduced on the secondary frontage is imperative for the successful implementation of dual frontage allotments.

Design of verge treatments should typically feature a footpath to back of kerb, and 'low maintenance planting' between the property boundary and footpath.

The same should apply to the verge treatments when there is not a dual frontage/rear loaded outcome. The verge treatment to non-access roads where housing product "turns its back" also should be low maintenance to avoid a high maintenance legacy for Council.

Safety/CPTED

A criticism of dual frontage allotments that **do not** address both frontages, is that they do not adequately address the safety principles of CPTED passive surveillance.

Some of the non-access streets that do not have dual frontage are sometimes considered as 'unsafe' environments. As such, it is important for these stretches of road that do not have dual frontage allotments, to have some form of surveillance.

This would best be achieved through the 'salt and peppering' of two-storey houses, which include allotments that have balconies overlooking the non-access street. As such, streetscapes where allotments that do not address the secondary frontage are present, should achieve around 20% of allotments backing onto the non-collector with two storey product and balconies.

Recommendation

A Key Design Outcome (a design specification which is included within the contract of sale) is applied by Lendlease to 20% of product backing onto non-access collector.



Photo 6: Example of two storey dwellings with balconies overlooking non-access street

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4.0 Tests for whether rear loaded/dual frontage can be implemented

In order for rear loaded dual frontage allotments to be considered, they must meet both the Carparking Test and the Topography Test as outlined below. If they cannot meet **both** of these tests, then the allotments are **not** suitable for Dual Frontage Residential product.

Each future planning application for Shoreline must include detail on car parking availability and topography interface between proposed dual frontage allotments and the non-access street, in order for Council to verify that both tests have been met.

Carparking Test

Carparking must be able to:

- Be provided at the 'front door' of the property, or within approximately 25 metres of the 'front door'; and
- Must be relatively unimpeded (by bus stops, turn lanes, no standing zones etc.), and be able to be consistently provided:
 - e.g. if carparking is impeded by turning lanes, or bus stops and only limited carparking can be provide to a minority of allotments, then this would NOT be suitable for rear loaded dual frontage residential.

Topography Test

The proposed interface between the allotment and the non-access street must meet the criteria as being suitable for dual frontage.

The following tables identify where dual frontage is achievable for:


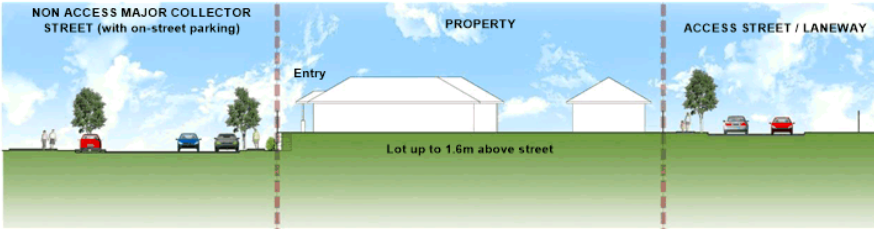
- Allotments level with non-access street interface;
- Allotments that are below the non-access street interface; and
- Allotments that are above the non-access street interface.

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1.0 ALLOTMENT LEVEL WITH NON-ACCESS STREET INTERFACE			
Slope	Dual Frontage (rear loaded) achievable	Comments	
Finished lot is level with the finished street	✔	Dual frontage with pedestrian access to the non-access collector street is possible.	
2.0 ALLOTMENT THAT IS BELOW NON-ACCESS STREET INTERFACE			
Slope	Dual Frontage (rear loaded) achievable	Comments	
Finished pad level is 0-1.0m below non-access street level	✔	<ul style="list-style-type: none"> In order for streetscape amenity to be maintained, lots between (0.6m-1.0m below street level) will be required to be 2 storey (to be ascertained at planning application Stage) 1.0m below road has been selected as the maximum height difference to traverse through stairs, when taking account for space lost to stair treads, and landing areas, and landscape areas in front yard forgone due to requirement for stairs. 	

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<p>Finished pad level is more than 1.0 below non-access street level</p>		<ul style="list-style-type: none"> Allotments more than 1.0m below the road are too low to be serviced by a set of stairs from road to building pad. 	
--	---	---	--

3.0 ALLOTMENT IS ABOVE NON-ACCESS STREET INTERFACE			
Slope	Dual Frontage (rear loaded) achievable	Comments	
<p>Finished pad level is 0m - 1.6m above non-access street level (to a flat lot)</p>		<ul style="list-style-type: none"> 1.6m above road has been selected as the maximum height difference to traverse through stairs, when taking account for space lost to stair treads, and landing areas, and landscape areas in front yard forgone due to requirement for stairs 	

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<p>Finished pad level is >1.6m above non-access street level (to a flat lot)</p>		<ul style="list-style-type: none">Levels are too significant over 1.6m to warrant dual frontage due to amount of stairs required and land required for stairs, and disconnect between street level and house level.	
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5.0 Building Design Principles for Dual Frontage

Once the Carparking and Topography Tests have been undertaken, it can then be determined whether allotments are to address the non-access street or not address the non-access street. In either circumstance, the following design principles are to be followed.

5.1 Allotments addressing the non-access street

Figure 1 schematically demonstrates the key design principals for dual frontage allotments that **address** the non-access street. These are:

- Primary 'front door' entrance is located on non-access street, including letterbox, and primary street address (for deliveries, visitors etc.).
- The primary private open space area is located centrally on the property (between the garage and the main dwelling).
- Setbacks are reduced to "pull forward" the primary frontage of the house (allowing for 1.5m setback to portico, and 2.0m to main dwelling).
- Setbacks are reduced to allow the garage to be placed very close to the rear alignment of the rear boundary (1.0m). This is acceptable, as no requirement for visitors to park in driveway, as they park on the non-access street).
- Open style fencing is to be constructed on the non-access street frontage (up to 1500mm high).
- 1800mm high fencing is to apply to secondary frontage.
- Low maintenance planting (no turf) that is also compliance with CPTED principles is to be used between the frontage of the lot and the footpath on the non-access street.

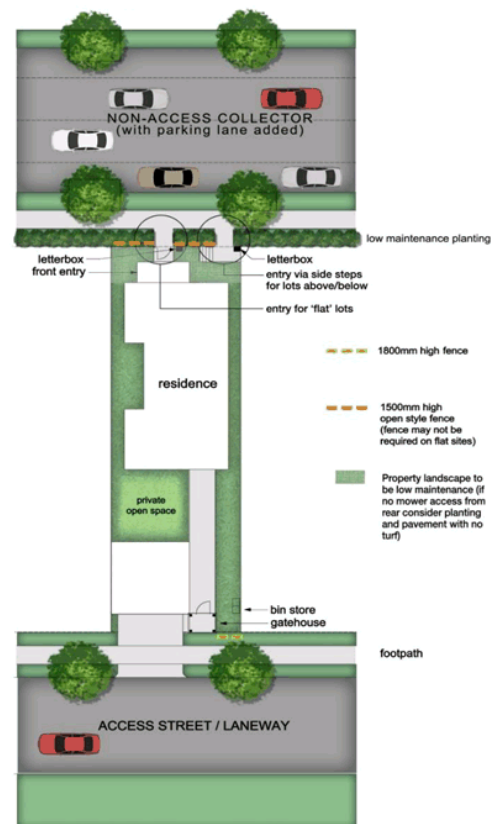


Figure 1 – Example dual frontage product

SHORELINE

DUAL FRONTAGE RESIDENTIAL DESIGN GUIDELINES

JANUARY 2020

5.2 Allotments not addressing the non-access street / standard product

Figure 2 schematically demonstrates the key design principals for dual frontage allotments that **do not address** the non-access street. These are:

- The house does not need to address the non-access street.
- Approximately 20% of allotments with two storey product and balconies are to be mandated fronting the non-access street. The balconies/decks are to have a minimum dimension of 2.0m.
- 1800mm high solid fencing is to apply to the non-access street frontage.
- A continuous low maintenance landscaping strip is to be planted along the non-access street frontage.
- Gates are not required, nor mandatory to be provided, as access to the non-access street is provided by 'breaks' in the block length. Depending on levels, if topography allows, gates can be provided.
- The primary street address is off the secondary access street, as are the letterbox and front entry features.

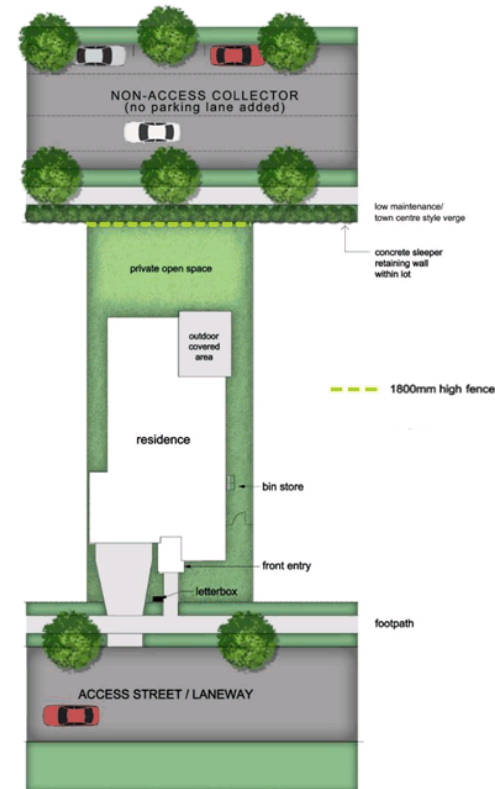


Figure 2 – Example dual frontage product

SHORELINE**DUAL FRONTAGE RESIDENTIAL DESIGN GUIDELINES**

JANUARY 2020

6.0 Documentation required to be submitted to Council with planning applications

In order for Council to make an appropriate assessment of allotments that have dual frontage, and what treatment they will be given, the following documentation is to be submitted with the relevant planning application:

1. Sets of cross sections showing level differences between adjacent non-access street and secondary street.
2. Traffic engineering advice on viability of carparking on the non-access street and parking plan.
3. Indication of levels within the allotments.
4. Key design criteria to be imposed on the allotments that are affected by dual frontage residential.

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

Nil

17 NOTICES OF MOTION

Nil

18 URGENT BUSINESS WITHOUT NOTICE

Nil

19 CONFIDENTIAL ITEMS**MOTION TO MOVE INTO CLOSED SESSION AT 10.36am****COUNCIL RESOLUTION 2020/102****Moved by: Cr Wendy Boglary****Seconded by: Cr Paul Bishop**

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 DALN Pty Ltd v Redland City Council - Planning & Environment Court Appeal BD108/2020 (Material Change of Use for a Multiple Dwelling at 18 Chermide Street, Wellington Point

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.

CARRIED 9/2

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

Crs Paul Gollè and Paul Gleeson voted AGAINST the motion.

MOTION TO MOVE INTO OPEN SESSION AT 11.33am**COUNCIL RESOLUTION 2020/103****Moved by: Cr Mark Edwards****Seconded by: Cr Tracey Huges**

That Council moves out of Closed Council into Open Council.

CARRIED 8/0

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

Crs Wendy Boglary, Murray Elliott and Paul Gleeson were not present when the motion was put.

PROCEDURAL MOTION TO ADJOURN MEETING AT 11.33AM**COUNCIL RESOLUTION 2020/104****Moved by: Cr Tracey Huges****Seconded by: Cr Mark Edwards**

That Council adjourn the meeting for 15 minutes.

CARRIED 7/1

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

Cr Paul Bishop voted AGAINST the motion.

Crs Wendy Boglary, Murray Elliott and Paul Gleeson were not present when the motion was put.

PROCEDURAL MOTION TO RESUME MEETING AT 11.47AM

COUNCIL RESOLUTION 2020/105

Moved by: Cr Murray Elliott

Seconded by: Cr Mark Edwards

That the meeting proceedings resume.

CARRIED 11/0

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

Cr Wendy Boglary declared a Perceived Conflict of Interest in Item 19.1 *DALN Pty Ltd v Redland City Council - Planning & Environment Court Appeal BD108/2020 (Material Change of Use for a Multiple Dwelling at 18 Chermshire Street, Wellington Point)* stating that a proposed candidate Todd Reinke, was involved in this application, therefore she previously declared a Perceived Conflict of Interest and at that time another Councillor thought she also had a Material Personal Interest and some Councillors had this concern today. She would like to declare a Perceived Conflict of Interest as now another candidate Corrine Tomasi has her election signs on a related development site and on the family property of the developer. Cr Boglary also stated she was unaware of what this connection to the developer may be, but would like declare a Perceived Conflict of Interest.

Cr Boglary considered her position and was firmly of the opinion that she can participate in the debate and vote on the matter in the public interest.

The motion lapsed through want of a seconder.

Cr Wendy Boglary remained in the room and voted AGAINST the motion at Item 19.1.

19.1 DALN PTY LTD V REDLAND CITY COUNCIL - PLANNING & ENVIRONMENT COURT APPEAL BD108/2020 (MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING AT 18 CHERMSHIRE STREET, WELLINGTON POINT)

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. Note the changes made to address the impact from the development.
2. To provide a response to the proposed change stating that it no longer contends that the development application ought to be refused in the event that the Planning and Environment Court approves the minor change.
3. To provide draft conditions (generally in accordance with those provided in Attachment 11) that ought to be imposed in the event the appeal is allowed.
4. Delegate authority to the Chief Executive Officer under s.257 (1)(b) of the *Local Government Act 2009*, to instruct its solicitors and engaged experts to assess, progress and finalised the appeal and that parties bear their own costs to this point.
5. To maintain this report and attachments as confidential until the conclusion of the appeal, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.

COUNCIL RESOLUTION 2020/106

Moved by: Cr Murray Elliott

Seconded by: Cr Tracey Huges

That Council resolves as follows:

1. Note the changes made to address the impact from the development.
2. To provide a response to the proposed change stating that it no longer contends that the development application ought to be refused in the event that the Planning and Environment Court approves the minor change.
3. To provide draft conditions (generally in accordance with those provided in Attachment 11 as amended) that ought to be imposed in the event the appeal is allowed.
4. Delegate authority to the Chief Executive Officer under s.257 (1)(b) of the *Local Government Act 2009*, to instruct its solicitors and engaged experts to assess, progress and finalised the appeal and that parties bear their own costs to this point.
5. To maintain this report and attachments as confidential until the conclusion of the appeal, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.

CARRIED 7/4

Crs Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott and Tracey Huges voted FOR the motion.

Crs Karen Williams, Wendy Boglary, Paul Gleeson and Paul Bishop voted AGAINST the motion.

20 MEETING CLOSURE

The Meeting closed at 11.49am.

The minutes of this meeting were confirmed at the General Meeting held on 29 April 2020.

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CHAIRPERSON