



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 29 January 2020
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

1	Declaration of Opening	1
2	Record of Attendance and Leave of Absence	1
3	Devotional Segment	1
4	Recognition of Achievement	1
5	Receipt and Confirmation of Minutes	1
6	Matters Outstanding	1
6.1	Notice of Motion from Cr Edwards Regarding SMBI Road Sealing	1
6.2	Mayoral Minute Report Reviewing the Future Operations of Redland Investment Corporation Pty Ltd (RIC)	2
6.3	Petition presented by Cr Bishop regarding Canoe Entry at Queens Esplanade Birkdale.....	2
6.4	Investigations to Potentially Acquire Additional Land for Sport and Recreation Purposes	2
7	Mayoral Minute	2
8	Public Participation	3
9	Petitions and Presentations	3
9.1	Petition Cr Paul Gollè - Removal of Eucalyptus from Footpath And Replace with Non-Intrusive Trees	3
9.2	Petition Cr Lance Hewlett – Removal of Trees and Clearing up of leaves and branches	4
9.3	Petition Cr Lance Hewlett – Biting Midges.....	4
10	Motion to Alter the Order of Business	4
11	Declaration of Material Personal Interest or Conflict of Interest on any Items of Business	4
12	Reports from the Office of the CEO	6
13	Reports from Organisational Services	7
13.1	December 2019 Monthly Financial Report	7
13.2	Sole Supplier - ArcGIS Software Licensing, Support and Services.....	24
13.3	Contract Extension - T-1787-16/17-CIG Cleaning & Maintenance of Stormwater Quality Improvement Devices (SQIDS)	28
13.4	Strategic Contracting Procedures.....	33
14	Reports from Community & Customer Services	47
14.1	Decisions Made under Delegated Authority for Category 1, 2 and 3 Development Applications	47
14.2	List of Development and Planning Related Court Matters as at 6 January 2020	69

14.3	Council Submission to Draft South East Queensland Koala Conservation Strategy 2019-2024 Consultation.....	75
14.4	General Major Amendment Package 01/19 - Ministerial Approval	134
14.5	Superseded Planning Scheme Request at 132-136 Bunker Road, Victoria Point Sps19/0015.....	181
14.6	Submission on Creating Healthy and Active Communities: Mandatory Provisions for Neighbourhood Design	192
15	Reports from Infrastructure & Operations	246
15.1	WST-003-P Waste Management and Resource Recovery Policy - New Policy	246
16	Notices of Intention to Repeal or Amend a Resolution	261
17	Notices of Motion.....	261
17.1	Cr Wendy Boglary - Medium Residential Density Zone Code review	261
17.2	Cr Mark Edwards - Funding for SMBI Road Sealing	261
18	Urgent Business Without Notice	261
19	Confidential Items	262
19.1	Voluntary Transfer of Land Concession	262
19.2	Purchase of Meissner Street Site by Redland Investment Corporation	262
19.3	Victoria Point Land Pty Ltd V Redland City Council (Planning and Environment Court Appeal 4300/2019).....	262
19.4	Sutgold V Redland City Council (Planning and Environment Court Appeal 3829/2019)	262
20	Meeting Closure	262

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 18 December 2019

Special Meeting - 7 January 2020

6 MATTERS OUTSTANDING

6.1 NOTICE OF MOTION FROM CR EDWARDS REGARDING SMBI ROAD SEALING

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

That Council resolve as follows:

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

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

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

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

That Council resolve as follows:

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

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

6.3 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 resolve 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.

6.4 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.

7 MAYORAL MINUTE

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

8 PUBLIC PARTICIPATION

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

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting; and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9.1 PETITION CR PAUL GOLLÈ - REMOVAL OF EUCALYPTUS FROM FOOTPATH AND REPLACE WITH NON-INSTRUSIVE TREES

MOTION

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

9.2 PETITION CR LANCE HEWLETT – REMOVAL OF TREES AND CLEARING UP OF LEAVES AND BRANCHES

MOTION

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

9.3 PETITION CR LANCE HEWLETT – BITING MIDGES

MOTION

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

10 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

In summary:

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

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

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

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

Record of material personal interest

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

(a) the name of the councillor who has the material personal interest in the matter;

(b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;

(c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.

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

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

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

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

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

Record of conflict of interest

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

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

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

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

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

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

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

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

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

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

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

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

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

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 DECEMBER 2019 MONTHLY FINANCIAL REPORT

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

PURPOSE

To note the year to date financial results as at 31 December 2019.

BACKGROUND

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

ISSUES

Capital carryover budget 2018-19

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

2019-20 Budget review

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

STRATEGIC IMPLICATIONS

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

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

The asset sustainability ratio did not meet the target at the end of December 2019 and continues to be a stretch target for Council with renewal spends of \$7.87M and depreciation expense of \$28.17M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

Legislative Requirements

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

Risk Management

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

Financial

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

People

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

Environmental

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

Social

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

Human Rights

There are no Human Rights implications for this report as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

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

OPTIONS**Option One**

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

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

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



Monthly Financial Report

December 2019



CONTENTS

1.	Executive Summary	2
2.	Key Performance Indicators	3
3.	Statement of Comprehensive Income	4
4.	Statement of Financial Position	6
5.	Statement of Cash Flows	8
6.	Capital Expenditure	9
7.	Program and Project Update	9
8.	Investment & Borrowings Report	10
9.	Constrained Cash Reserves	11
10.	Redland Water Statements	12
11.	RedWaste Statements	12
12.	Appendix: Additional and Non-financial Information	13
13.	Glossary	14

1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 December 2019. The year to date and annual revised budget referred to in this report incorporates the changes from the budget capital carryovers adopted by Council on 28 August 2019.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	195	5,275	7,592	2,317	44%	✓
Recurrent Revenue	297,572	150,391	149,648	(743)	0%	✗
Recurrent Expenditure	297,377	145,116	142,056	(3,060)	-2%	✓
Capital Works Expenditure	81,285	38,437	31,655	(6,782)	-18%	✓
Closing Cash & Cash Equivalents	167,928	157,771	161,259	3,488	2%	✓

Council reported a year to date operating surplus of \$7.59M which is favourable to the revised budget by \$2.32M mainly due to less than budget recurrent expenditure. The favourable variance in recurrent expenditure is mainly due to underspend in contractor costs as well as depreciation behind budget due to timing of asset capitalisations.

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

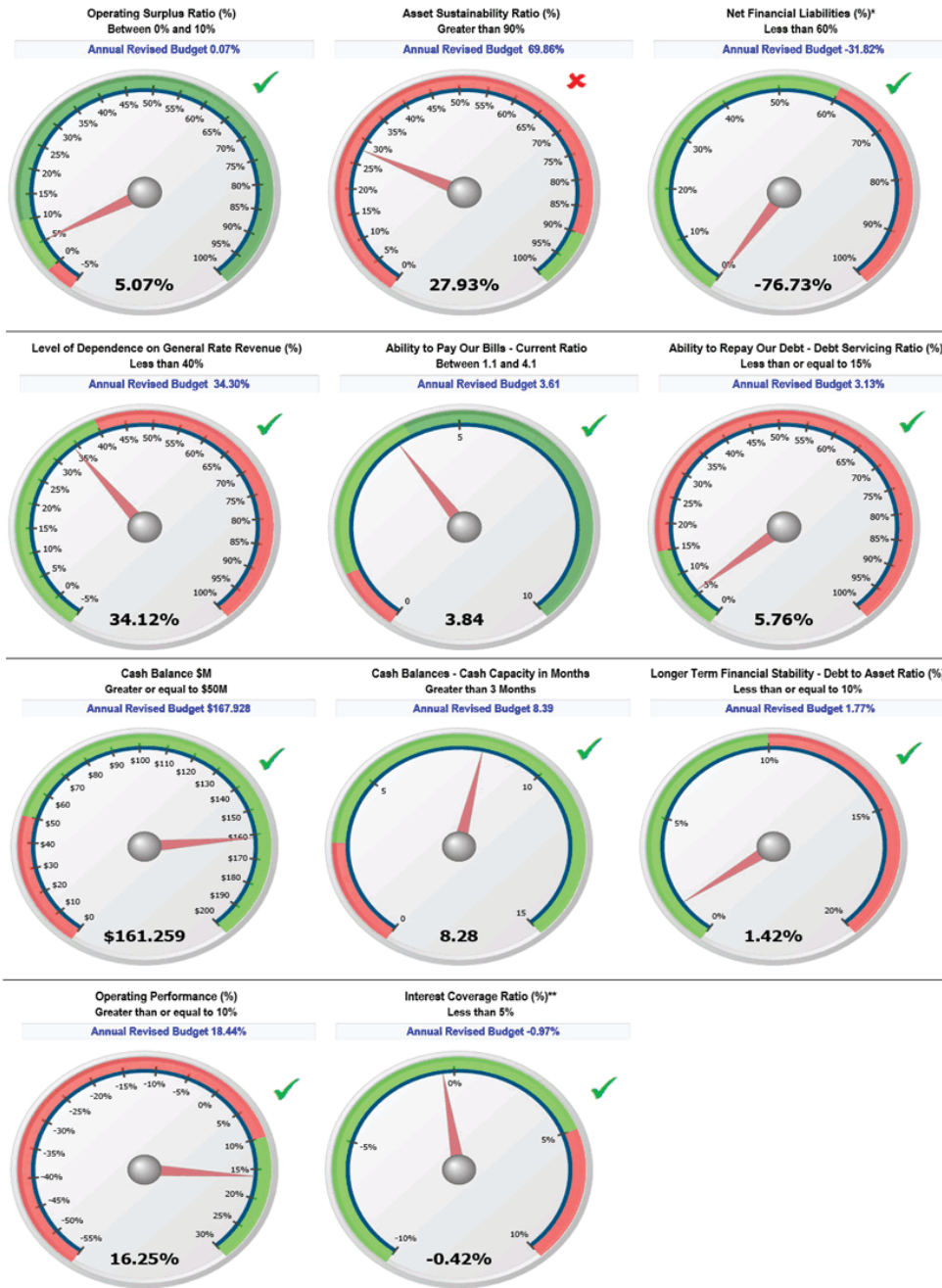
Council's capital works expenditure is below budget by \$6.78M due to timing of works for a number of infrastructure projects and assets acquisition.

Constrained cash reserves represent 66% of the cash balance.

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

2. KEY PERFORMANCE INDICATORS

Target met Target exceeded Target not met



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



3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates charges	104,953	104,953	52,245	52,482	237
Levies and utility charges	152,328	152,328	76,400	76,515	115
Less: Pensioner remissions and rebates	(3,333)	(3,333)	(1,678)	(1,669)	9
Fees	14,632	14,632	7,358	7,144	(214)
Rental income	925	925	465	521	56
Interest received	5,231	5,231	2,491	1,802	(689)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,856	1,798	1,628	(170)
Other income	525	525	364	910	546
Grants, subsidies and contributions	18,456	18,456	10,948	10,315	(633)
Total recurrent revenue	297,572	297,572	150,391	149,648	(743)
Recurrent expenses					
Employee benefits	90,372	90,372	45,673	45,485	(188)
Materials and services	140,138	140,138	65,976	64,258	(1,718)
Finance costs	2,809	2,809	1,403	1,354	(49)
Depreciation and amortisation	65,279	65,279	32,639	31,603	(1,036)
Other expenditure	514	514	292	165	(127)
Net internal costs	(1,735)	(1,735)	(867)	(809)	58
Total recurrent expenses	297,377	297,377	145,116	142,056	(3,060)
OPERATING SURPLUS / (DEFICIT)	195	195	5,275	7,592	2,317
Capital revenue					
Grants, subsidies and contributions	24,492	25,436	11,924	12,269	345
Non-cash contributions	3,480	3,480	1,737	1,019	(718)
Total capital revenue	27,973	28,916	13,661	13,288	(373)
Capital expenses					
(Gain) / loss on disposal of non-current assets	112	112	45	720	675
Total capital expenses	112	112	45	720	675
TOTAL INCOME	325,545	326,488	164,052	162,936	(1,116)
TOTAL EXPENSES	297,489	297,489	145,161	142,776	(2,385)
NET RESULT	28,056	28,999	18,891	20,160	1,269
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	28,056	28,999	18,891	20,160	1,269

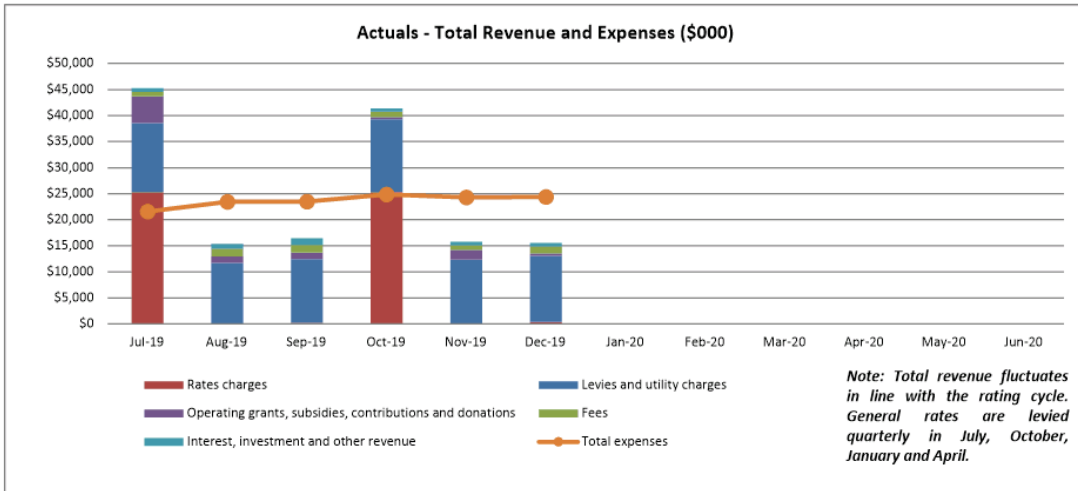
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Levies and utility charges					
Refuse collection rate charge	26,968	26,968	13,409	13,094	(315)
SES separate charge	487	487	243	242	(1)
Environment separate charge	8,721	8,721	4,346	4,341	(5)
Separate charge landfill remediation	2,896	2,896	1,443	1,442	(1)
Wastewater charges	46,347	46,347	23,112	22,667	(445)
Water access charges	19,105	19,105	9,510	9,497	(13)
Water consumption charges	47,804	47,804	24,337	25,232	895
Total levies and utility charges	152,328	152,328	76,400	76,515	115

MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	41,225	40,867	17,649	16,790	(859)
Consultants	3,291	3,493	1,357	741	(616)
Other Council outsourcing costs*	17,527	17,662	8,571	8,389	(182)
Purchase of materials	50,161	50,575	24,618	24,840	222
Office administration costs	11,357	11,218	5,539	5,681	142
Electricity charges	6,138	5,814	2,980	2,736	(244)
Plant operations	3,873	3,873	1,825	2,069	244
Information technology resources	3,080	3,073	1,582	1,308	(274)
General insurance	1,195	1,195	604	598	(6)
Community assistance**	1,649	1,729	927	777	(150)
Other material and service expenses	642	639	324	329	5
Total materials and services	140,138	140,138	65,976	64,258	(1,718)

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

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



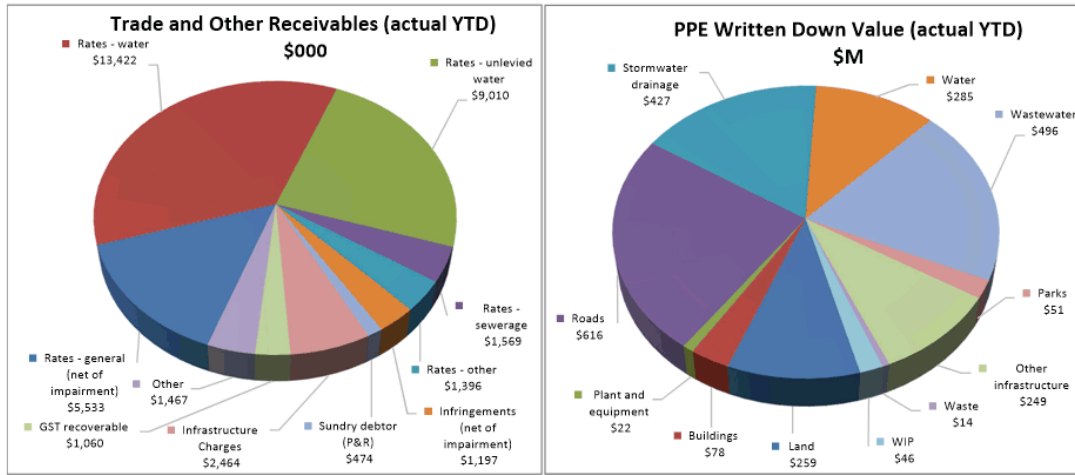
4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION				
As at 31 December 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	170,027	167,928	157,771	161,259
Trade and other receivables	30,532	34,609	35,256	37,592
Inventories	936	923	945	908
Non-current assets held for sale	-	-	-	11,113
Other current assets	1,765	2,340	2,340	5,146
Total current assets	203,260	205,800	196,312	216,018
NON-CURRENT ASSETS				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,000	2,549,744	2,542,619
Intangible assets	968	712	1,187	1,501
Right-of-use assets*	8,278	8,278	8,884	8,991
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	24,214	13,101
Total non-current assets	2,591,706	2,596,368	2,585,193	2,567,376
TOTAL ASSETS	2,794,966	2,802,168	2,781,505	2,783,394
CURRENT LIABILITIES				
Trade and other payables	23,817	30,981	28,047	29,941
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,051
Provisions - current	7,816	10,351	12,841	14,200
Other current liabilities	2,940	6,803	6,995	3,195
Total current liabilities	43,340	57,019	56,767	56,232
NON-CURRENT LIABILITIES				
Borrowings - non-current	33,400	33,283	22,461	22,517
Lease liability - non-current*	7,412	7,412	7,931	8,006
Provisions - non-current	14,752	13,409	13,409	14,431
Total non-current liabilities	55,563	54,104	43,801	44,954
TOTAL LIABILITIES	98,904	111,123	100,568	101,186
NET COMMUNITY ASSETS	2,696,062	2,691,045	2,680,937	2,682,208
COMMUNITY EQUITY				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,576,278	1,568,152	1,567,111
Constrained cash reserves	116,993	106,647	104,665	106,977
TOTAL COMMUNITY EQUITY	2,696,062	2,691,045	2,680,937	2,682,208

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

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

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT OF USE ASSETS
For the period ending 31 December 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Right of Use Asset				
Buildings	3,491	3,491	3,801	3,895
Land	4,372	4,372	4,645	4,646
Plant and Equipment	415	415	438	450
Closing balance	8,278	8,278	8,884	8,991

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*
For the period ending 31 December 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	2,558,126	2,541,881	2,541,881	2,541,881
Acquisitions and WIP in year movement	61,912	84,764	40,174	32,411
Depreciation in year	(63,114)	(63,114)	(31,557)	(30,568)
Disposals	(1,531)	(1,531)	(754)	(1,243)
Other adjustments**	-	-	-	138
Closing balance	2,555,393	2,562,000	2,549,744	2,542,619

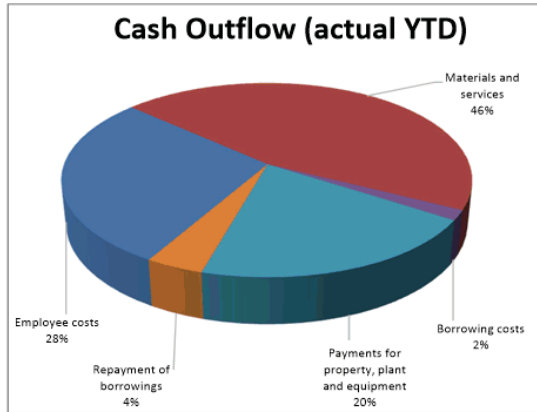
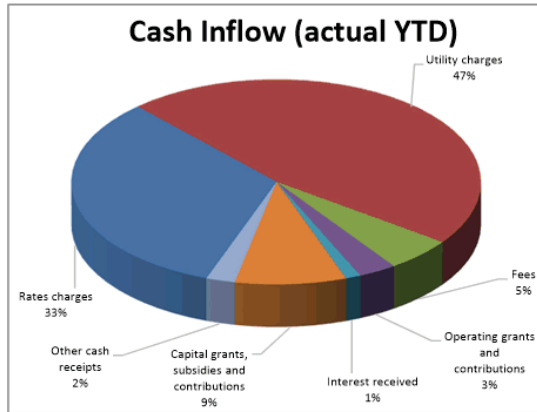
* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

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



5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 December 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	272,371	272,371	135,130	132,522
Payments to suppliers and employees*	(237,536)	(237,536)	(119,639)	(114,250)
	34,835	34,835	15,491	18,272
Interest received	5,231	5,231	2,491	1,802
Dividend received	-	-	-	-
Rental income	925	925	465	521
Non-capital grants and contributions	16,097	16,097	8,994	4,619
Borrowing costs*	(2,480)	(2,480)	(2,468)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(133)	(131)
Net cash inflow / (outflow) from operating activities	54,342	54,342	24,840	22,667
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(58,432)	(78,599)	(35,752)	(31,043)
Payments for intangible assets	-	-	-	(264)
Proceeds from sale of property, plant and equipment	1,419	1,419	710	524
Capital grants, subsidies and contributions	24,492	25,436	11,924	13,443
Other cash flows from investing activities	-	-	-	(90)
Net cash inflow / (outflow) from investing activities	(32,521)	(51,744)	(23,118)	(17,430)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,527)	(5,531)
Right-of-use lease payment	(1,039)	(1,039)	(520)	(543)
Net cash inflow / (outflow) from financing activities	3,234	3,234	(6,047)	(6,074)
Net increase / (decrease) in cash held	25,055	5,832	(4,325)	(837)
Cash and cash equivalents at the beginning of the year	144,972	162,096	162,096	162,096
Cash and cash equivalents at the end of the financial year / period	170,027	167,928	157,771	161,259

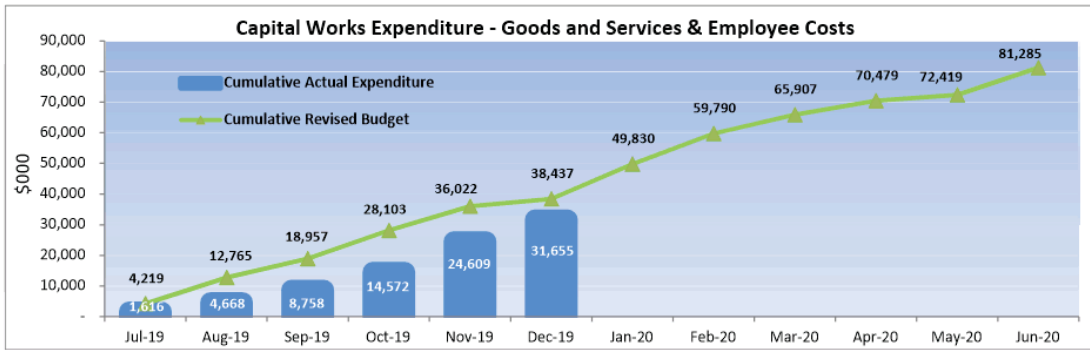


Total Cash Funding (Actual YTD)	153,431	Total Cash Expenditure (Actual YTD)	154,268
Total Cash Funding (Annual Revised Budget)	331,279	Total Cash Expenditure (Annual Revised Budget)	325,447
% of Budget Achieved YTD	46%	% of Budget Achieved YTD	47%

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

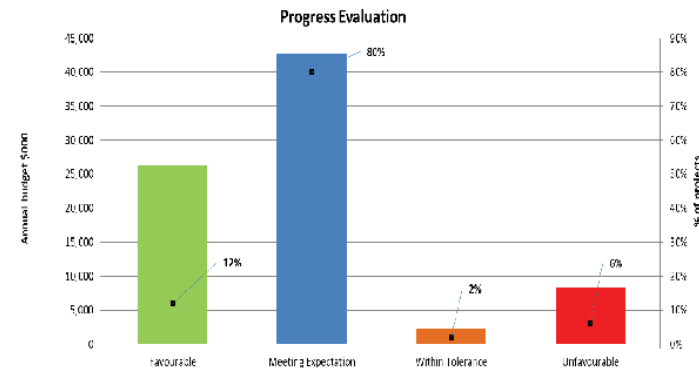


6. CAPITAL EXPENDITURE



	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capitalised goods and services	73,901	33,603	28,318	(5,285)
Capitalised employee costs	7,384	4,834	3,337	(1,497)
Total	81,285	38,437	31,655	(6,782)

7. PROGRAM AND PROJECT UPDATE



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

Council is currently progressing more than 100 programs and projects.

Notable Projects

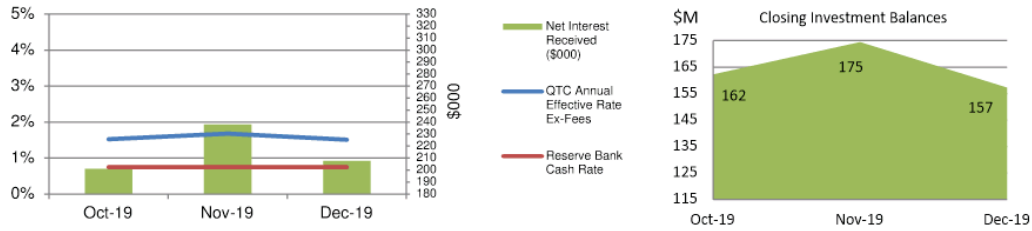
The status of two notable projects are as follows:

Project description	Progress
Revetment Wall Rock Armour Upgrade - This project is for the upgrade of the Binnacle Close revetment wall.	Meeting Expectations
William Street Breakwater Expansion - This project is for the design and re-construction of an existing breakwater at William Street boat harbour, Cleveland.	Favourable



8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 December 2019
INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$157.29M

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

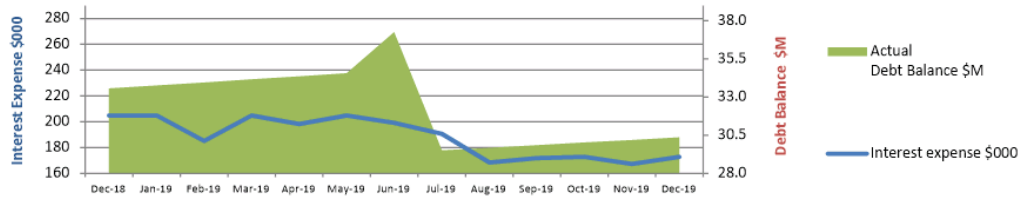
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 1.51%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

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

BORROWINGS AND BORROWING COSTS (QTC)



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

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

Total Borrowings at End of Month were \$30.36M

General pool allocated to capital works is 99.66% and 0.34% is attributable to RedWaste.

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



9. CONSTRAINED CASH RESERVES

Reserves as at 31 December 2019	Purpose of reserve	Opening Balance \$'000	To Reserve \$'000	From Reserve \$'000	Closing Balance \$'000
Special Projects Reserve:					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	305	(1)	1,846
Waste Levy Reserve	To fund Waste Levy Program	-	4,646	(2,209)	2,437
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,766	1,523	(1,861)	1,428
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	13	(2)	11
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	1,524	(1,007)	4,589
		7,380	8,011	(5,080)	10,311
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	1,636	(662)	8,872
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	258	-	2,809
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	286	-	14,559
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	1,428	(200)	12,642
Constrained Works Res-Cap Grants & Contribs	Unexpended capital grants and contributions received for specific projects	327	-	(327)	0
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	33,680	3,620	(4,022)	33,278
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	1,257	(2,013)	11,700
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	641	-	10,637
Constrained Works Res-Opt Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	38	(22)	101
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		93,046	9,164	(7,246)	94,964
Separate Charge Reserve:					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	-	(1,457)	0
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	4,341	(3,447)	894
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	242	(327)	(46)
		1,496	4,583	(5,231)	848
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	2	-	756
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	2	-	430
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		850	4	-	854
TOTALS		102,772	21,762	(17,557)	106,977
	Closing cash and cash equivalents				161,259
	Reserves as percentage of cash balance				66%



10. REDLAND WATER STATEMENTS

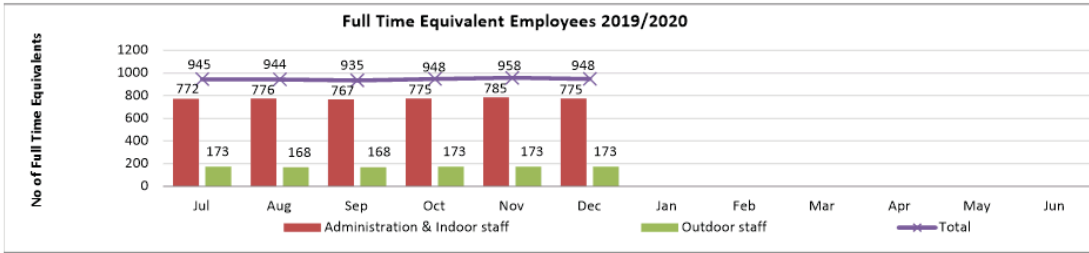
REDLAND WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	116,436	116,436	58,470	58,998	528
Total expenses	66,474	66,473	33,103	33,168	65
Earnings before interest, tax and depreciation (EBITD)	49,963	49,963	25,367	25,830	463
External interest expense	136	136	68	68	-
Internal interest expense	14,867	14,867	7,433	7,433	-
Depreciation	23,823	23,823	11,911	12,057	146
Operating surplus / (deficit)	11,136	11,136	5,955	6,272	317
REDLAND WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Capital contributions, donations, grants and subsidies	2,537	2,537	1,269	1,714	445
Net transfer (to) / from constrained capital reserves	(1,982)	295	(959)	(1,509)	(550)
Non-cash contributions	3,399	3,399	1,699	233	(1,466)
Funding from utility revenue	4,172	7,576	2,347	859	(1,488)
Total sources of capital funding	8,126	13,807	4,356	1,297	(3,059)
Contributed assets	3,399	3,399	1,699	217	(1,482)
Capitalised expenditure	4,179	9,859	2,383	839	(1,544)
Loan redemption	549	549	274	241	(33)
Total application of capital funds	8,126	13,807	4,356	1,297	(3,059)

11. REDWASTE STATEMENTS

REDWASTE OPERATING STATEMENT					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Total revenue	33,701	33,701	18,994	18,877	(117)
Total expenses	26,197	26,197	13,130	12,321	(809)
Earnings before interest, tax and depreciation (EBITD)	7,504	7,504	5,864	6,556	692
External interest expense	31	31	15	14	(1)
Depreciation	278	278	139	149	10
Operating surplus / (deficit)	7,195	7,195	5,710	6,393	683
REDWASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 December 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	746	746	425	389	(36)
Total sources of capital funding	746	746	425	389	(36)
Capitalised expenditure	608	608	304	282	(22)
Loan redemption	138	138	121	107	(14)
Total application of capital funds	746	746	425	389	(36)

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



December 2019: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO	7	33	7	47
Organisational Services	8	210	18	236
Community and Customer Services	34	277	79	390
Infrastructure and Operations	14	341	18	373
Total	63	861	122	1,046

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

Overdue Rates Debtors

Days Overdue	Dec-19	% Overdue	Dec-18	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$115	0.0%	\$39	0.0%	\$76	0.0%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$4,256,530	3.0%	\$3,980,475	2.9%	\$276,055	0.1%	
61 - 90	\$476	0.0%	\$157	0.0%	\$319	0.0%	
91 - 180	\$1,831,709	1.3%	\$1,864,862	1.4%	-\$33,153	-0.1%	
> 180	\$3,784,995	2.7%	\$3,697,187	2.7%	\$87,808	0.0%	
Total	\$9,873,825	7.0%	\$9,542,720	7.0%	\$331,105	0.0%	



13. GLOSSARY

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

13.2 SOLE SUPPLIER - ARCGIS SOFTWARE LICENSING, SUPPORT AND SERVICES

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Glynn Henderson, Group Manager Corporate Services

Report Author: Ian Read, Service Manager Technical Operations

Attachments: Nil

PURPOSE

To consider entering into a contractual agreement with Esri Australia Pty Ltd (supplier) as a sole supplier of Council's geographic information (electronic mapping) system for a period of 3 years (with an optional extension period of 3 years), pursuant to section 235 of the *Local Government Regulation 2012 (LGR2012)*.

BACKGROUND

A spatial capability has been implemented at Redland City Council for over 25 years and has been embedded in many core business processes, from asset management, water supply and sewerage services to development assessment and is considered vital in supporting business operations. Interactive mapping products such as Red-E-Map are also exposed externally to members of the public via Council's web site.

Council's existing spatial information capability was uplifted in 2017 by a Geographic Information System (GIS) Transformation Project that embedded a sophisticated and contemporary technology stack, supported by an enterprise license agreement with the supplier. That agreement has expired and needs to be renewed in order to maintain function and support. That renewal requires a valid procurement approach under *LGR2012*. This report seeks Council approval of that approach in order to maintain the existing capability and ensure continued return on investment.

The proprietary nature of this specialised software platform means that services and software maintenance for what Council already has in operation can only be provided by the supplier. Further, these goods and services are not available from other suppliers, because Esri Australia Pty Ltd, as distributor, has exclusive rights from the intellectual property owners (Esri Inc. USA) to market and support the products in Australia, and to grant access to hosted services included in the enterprise agreement.

Contracting of the supplier for a new enterprise agreement has a number of benefits, in particular:

- An enterprise agreement has a significant (approx. 30%) price advantage over the year-on-year maintenance price of the software that Council currently has installed on site;
- Software-as-a-service, currently in operational use and that would otherwise present an ongoing operational expense, is included in the enterprise agreement;
- No interruption to current capabilities, business-as-usual or support to related projects (such as the Asset Management Project).

ISSUES

In considering this procurement option and the establishment of this arrangement with the supplier, Information Management staff had regard to Council's sound contracting principles. In doing so, the principles of value for money and risk management were given more consideration, noting that there is only one supplier who is reasonably available for the goods and services required to support the current capability and the cost in time, money and training of implementing a different capability are deemed to be prohibitive.

It should also be noted that despite the resolution, if made, and the establishment of this arrangement, consideration will be given to the sound contracting principles throughout the period of the arrangement and on each occasion that goods or services are procured. In particular:

- Information Management will monitor the performance of the supplier, and the value for money achieved from the supplier, throughout the period of the arrangement; and
- where appropriate and practical, a written quote will be sought from the supplier before goods or services are procured.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with Section 235(a) and (b) of *Local Government Regulation 2012*, a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if:

- a) the local government resolves it is satisfied that there is only one supplier who is reasonably available; or
- b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite written quotes or tenders.

The proposed arrangement will be a medium sized arrangement.

Risk Management

The resolution, if made, and the establishment of this arrangement, will assist in the management of the following identified risks:

- Failure of, or interruption to, processes, products and systems that support:
 - Data entry and management of land and property boundaries
 - Management and condition assessment of parks, reserves and marine infrastructure assets
 - Visualisation and management of water, wastewater and roads assets
 - Preparation and presentation of City Plan mapping and amendment packages
 - Mapping information services that support the ICCC during customer interactions
 - Fire management mapping relating to bushfire risk in conservation areas
 - Disaster management mapping
 - Animal management inspection programs

- Current electrical and lighting audits being performed by contractors
- Mowing management
- Inability to deliver the GIS component of the Asset Management Project at a critical juncture of the delivery of that project. The capture, portrayal, and interaction with assets via the GIS is a high value capability to asset management;
- Reputational risk to council arising from failure to deliver public facing map services; and
- The impact on the community and contractors in the event of any interruption to Council's public facing map services.

Financial

There are no additional financial implications. The renewal cost of the proposed enterprise license agreement is a forecast operational expense. To replace Council's current technology with a different technology, however, would entail a complex project at a probable cost of at least 3 times this support arrangement and many months of disruption to business as usual.

People

There are no people implications. To replace Council's current technology with a different technology, however, would entail the retraining of the teams involved and potentially all business users of the capability.

Environmental

There are no environmental implications with this report.

Social

There are no social implications with this report.

Human Rights

There are no human rights implications with this report.

Alignment with Council's Policy and Plans

This report is consistent with Council's procurement policy and legislative requirements.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
General Manager Organisational Services	18 Dec 2019	Part of discussion between the CIO and GMOS about the licence renewal issue and options.
Service Manager Legal Services	17 Dec 2019	Part of discussions concerning procurement options for ELA renewal.
Project Manager – Asset Management	18 Dec 2019	Discussion concerning the impact to the Asset Management Project of a GIS outage.
Spatial Business Intelligence Specialist	18 Dec 2019	Discussion concerning the impact to the business and customers of a GIS outage.

OPTIONS**Option One**

That Council resolves to enter into a contractual agreement with Esri Australia Pty Ltd as a sole supplier of Council's geographic information (electronic mapping) system for a period of 3 years (with an optional extension period of 3 years) as the only supplier reasonably available to provide the goods and services required by Council.

Option Two

That Council resolves to not enter into a contractual agreement with Esri Australia Pty Ltd as a sole supplier as the only supplier reasonably available to provide the goods and services required by Council.

OFFICER'S RECOMMENDATION

That Council resolves to enter into a contractual agreement with Esri Australia Pty Ltd as a sole supplier of Council's geographic information (electronic mapping) system for a period of 3 years (with an optional extension period of 3 years) as the only supplier reasonably available to provide the goods and services required by Council.

13.3 CONTRACT EXTENSION - T-1787-16/17-CIG CLEANING & MAINTENANCE OF STORMWATER QUALITY IMPROVEMENT DEVICES (SQIDS)

Objective Reference:**Authorising Officer:** Andrew Ross, General Counsel**Responsible Officer:** Trish Thomson, Procurement Transform Manager**Report Author:** Bev Bancroft, Procurement Officer**Attachments:** Nil**PURPOSE**

To delegate authority to the Chief Executive Officer (CEO) under s.257(2)(b) of the *Local Government Act 2009* to make, vary and discharge contracts associated with Provision of Cleaning and Maintenance of Stormwater Quality Improvement Devices (SQIDS) (T-1787-16/17-CIG) with an estimated value of more than \$2,000,000 (excluding GST).

BACKGROUND

On 26 October 2016, Council issued an Invitation to Tender for the Cleaning and Maintenance of Stormwater Quality Improvement Devices (SQIDS). The contract was awarded to Ecosol (now known as Urban Asset Solutions) for an initial contract term of two (2) years commencing 10 March 2017 with the option to extend for a further three (3) one (1) year periods.

The annual contract amount when awarded was \$418,413.50 excluding GST. The anticipated approximate value of the contract over the full five (5) year term is \$2,092.067.50 excluding GST. In addition to this will be costs for CPI increases and contract variations due to new devices being handed over to Council from developers for maintenance.

The primary function of SQIDS is to improve the stormwater quality, incorporating various types of artificial and natural filters, screens and traps whose purpose is to remove or minimise solid or liquid pollutant loads in storm and waste waters.

At the time of the contract award, the total number of SQID assets under a maintenance plan were:

- 426 hard/in ground devices consisting of the following:
 - Ecosol units
 - Humeguard units
 - Humeceptor units
 - Rocla units
 - Gross Pollutant Traps
 - Trash racks
 - Downstream Defender
 - Sedimentation Forebay
 - Dissapator
 - Cleansall Units
 - Large Pits with Grates

- 197 soft/water sensitive urban design devices consisting of the following:
 - Bio-basin
 - Bio-swales
 - Bio-trenches
 - Sedimentation basins
 - Constructed wetlands
 - Detention basins
 - Swales

The contractor is required to have a sound knowledge base of working in environmentally sensitive areas.

The contract is electronically managed through Council's asset management software. Required works are allocated through work orders which are then electronically sent through to the contractor. The system collects the following information when each work order has been completed by the contractor:

- Date and time
- GPS coordinates
- Before and after photographs
- Total pollutants removed

This data is analysed and improvements or adjustments are made if needed. KPIs were used from the manufacturing data for each device to form a maintenance plan when the previous contract was put in place. This data has been refined from real on-the-ground conditions to form the maintenance program Council has today.

Council is one of the only Councils that have a detailed maintenance program for over 95% of SQID type assets and this is due to our current asset maintenance program and the data collected over the past four (4) years.

Innovation

Field data condition assessments are used to determine how well assets are performing in the real world environment and not just relying on their design intent information. Topography, age and how well they were constructed are large factors from one asset to another to how well they meet their design intent.

Contract Extension

The contract is due to expire 10 March 2020 however has an option to extend at Council's discretion.

The services utilised under this contract are an ongoing requirement. Extending the contract allows Council stability of services. Below is an extract of the Supplier Performance Report.

Quality	Timeliness	Pricing	WH&S	Reporting/Scope	Risk	Overall Score
3. Very Good: Meets all requirements to a very good standard with minor deficiencies that are resolved quickly and professionally.	4. Outstanding: Exceeds requirements in some areas and meets all other areas.	3. Very Good: Meets all requirements to a very good standard with minor deficiencies that are resolved quickly and professionally.	4. Outstanding: Exceeds requirements in some areas and meets all other areas.	5. Exceptional: Exceeds requirements in all areas.	3. Very Good: Meets all requirements to a very good standard with minor deficiencies that are resolved quickly and professionally.	4. Outstanding: Exceeds requirements in some areas and meets all other areas.
Comment	I have found Urban Asset Solutions great to deal with and their work is of high standards. Their reporting capabilities meet requirements.					

Since the commencement of the contract, there have been no non-compliances issued against the contractor.

ISSUES

On 16 December 2016, the Acting General Manager Infrastructure and Operations approved the Delegated Authority Report to award the contract for the Cleaning and Maintenance of SQIDS to Ecosol at an estimated annual value of \$481,413.50. The contract is being presented to Council as the total contract value is estimated above \$2million and is a contract example of integrating information technology with public works to deliver improved financially sustainable and environmental outcomes.

STRATEGIC IMPLICATIONS

Legislative Requirements

Tender documentation was developed in accordance with the Sound Contracting Principles of the *Local Government Act 2009* with the objective of obtaining submissions from suitable entities who can demonstrate the ability to provide value for money and adequate capacity and capability to provide the required services.

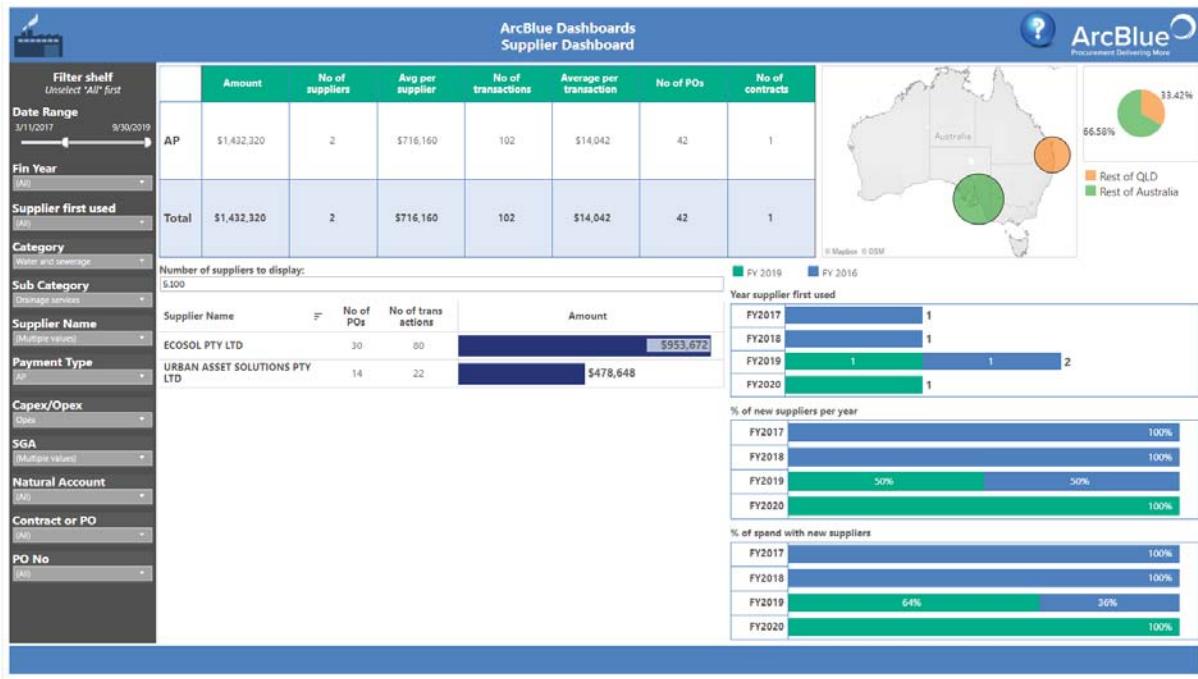
The Contractor must abide by the *Environmental Protection Act 1994* including, but not limited to, the general environmental duty and the duty to notify specified in sections 319 and 320. The contractor must also comply with all Queensland and Commonwealth Legislation imposing environmental duties and obligations in force throughout the duration of the contract.

Risk Management

Risk management has been one of the main factors when servicing our SQID assets. Using data collected from the asset management system has assisted Council to manage environmental and related issues.

Financial

The contract financial spend from 11 March 2017 to 30 September 2019 is \$1,432,320 including GST (refer supplier report below from ArcBlue below).



Budget is held by the following units within the Infrastructure and Operations Department which utilise this contract:-

- Roads, Draining & Marine (RDM) Unit, City Operations Group
- Marine Infrastructure Asset Management (MIAM) Unit, City Infrastructure Group

Since the commencement of the contract, eight (8) contract variations for a combined value of \$146,450 excluding GST have been approved. The contract variations are for additional SQJD devices transferred to Council from developers.

The anticipated contract spend for the extension period is:

- RDM Unit – \$596,000 excluding GST
- MIAM Unit - \$55,000 excluding GST

Additional costs associated with new devices being added to the maintenance program and for any repairs identified during inspections/maintenance are not included in the above anticipated spend.

People

There are no substantive people implications from the report recommendations.

Environmental

Cleaning and maintenance activities will be undertaken in accordance with the relevant environmental legislation to ensure solid or liquid pollutant loads in storm and waste waters don't pollute the surrounding environment or enter Moreton Bay.

Social

The contract benefits the community by ensuring pollutants are not released into the surrounding environment or Moreton Bay, in turn protecting Redlands coastline.

Human Rights

There are no human rights implications with this report.

Alignment with Council's Policy and Plans

The contract aligns to the following Council Corporate Plan 2018-2023 Outcomes:

- Healthy natural environment – *1.1 Redland's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored* by ensuring SQIDS are cleaned and maintained to remove or minimise solid or liquid pollutant loads in storm and waste waters so they don't enter and pollute Moreton Bay. In 2019, 180m³ of sediment was removed from gross pollutant traps (SQIDS).
- Embracing the Bay – *3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values* by ensuring SQIDS are cleaned and maintained to remove or minimise solid or liquid pollutant loads in storm and waste waters so they don't enter and pollute Moreton Bay.
- Inclusive and Ethical Governance – *8.2 Council provides and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.*

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Technical Officer Maintenance Management, RDM Unit	16/12/2019	Reviewed draft document and provided comments
Group Manager City Operations	08/01/2020	Reviewed draft document and provided comments
A/Service Manager Roads, Drainage & Marine	09/01/2020	Reviewed draft document and provided comments
General Counsel	10/01/2020	Reviewed draft document and provided comments
Senior Engineer Marine and Waterway Assets	10/01/2020	Reviewed draft document

OPTIONS

Option One

That Council resolves to delegate authority to the Chief Executive Officer under Section 257(1)(b) of the *Local Government Act 2009* the power to negotiate, make, vary, extend and discharge the contract for T-1787-16/17-CIG for the Cleaning and Maintenance of Stormwater Quality Improvement Devices.

Option Two

That Council resolve to not delegate authority to the Chief Executive Officer and request a new procurement process be undertaken.

OFFICER'S RECOMMENDATION

That Council resolves to delegate authority to the Chief Executive Officer under Section 257(1)(b) of the *Local Government Act 2009* the power to negotiate, make, vary, extend and discharge the contract for T-1787-16/17-CIG for the Cleaning and Maintenance of Stormwater Quality Improvement Devices.

13.4 STRATEGIC CONTRACTING PROCEDURES

Objective Reference:

Authorising Officer: Andrew Ross, General Counsel

Responsible Officer: Andrew Ross, General Counsel

Report Author: Trish Thomson, Procurement Transform Manager

Attachments:

1. **Strategic Contracting Procedures Public Notice Ad** [↓](#)
2. **General Meeting Report 20 November 2019 Item 13.3 Strategic Contracting Procedures Report** [↓](#)

PURPOSE

To apply the 'Strategic Contracting Procedures' (SCP) from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the *Local Government Regulation 2012 (LGR 2012)*.

BACKGROUND

On 20 November 2019 Council resolved to publish a notice about adopting the 'Strategic Contracting Procedures' (SCP) under Chapter 6 Part 2 of the *Local Government Regulation 2012*; resolving that it will further consider the SCP at Council's General Meeting on 29 January 2020.

During December 2019 a public notice about the SCP and proposed report to Council was published in the Redland City Bulletin as attachment 1; together with an email newsletter to Council suppliers and a webpage created for further information. The notices were published at least 4 weeks before this meeting as per section 218 of the *LGR 2012*. The procurement team has offered to meet the representatives of the Redland City Chamber of Commerce and State Government to discuss future supplier workshops on strategic contracting procedures.

The costs and benefits of applying the SCP was reported to Council on 20 November 2019 as attachment 2. The strategic approach would cost no more, and likely less than the costs associated with maintaining the existing framework under the Default Contracting Procedures (DCP). The SCPs provide greater ability to identify, plan and leverage future contracting spend on goods, services and work, including the disposal and replacement of assets to integrate whole of life costs, so as to strengthen internal efficiencies, external savings and long term sustainability to deliver the Corporate Plan's (2018-2023) quadruple bottom line.

The SCP governance framework will be supported by an amended version of the current Procurement Policy, Contract Manual, and a new Contracting Plan and where applicable significant contract plans, that will be presented once the budget has been adopted. The transition is overseen by a Procurement Steering Committee, reported quarterly to Council as part of the Operational Plan with procurement activities forming part of Audit plan.

The transition to SCP will not change the existing contract terms, arrangements or procurement processes established or started prior to 1 July 2020. The Strategic Contracting Procedure in broad terms establishes a more flexible process to procure those arrangements into the future, by using the standard processes, like quotes and tenders for individual service contracts, but specifically aligning them to a more strategic approach for multiyear contracting to leverage better prices and market certainty, whilst also using a broader category approach, so that individual contracts can be bundled together into geographical precincts or broad categories of similar goods and services.

ISSUES

Procurement Systems and Governance:

The following graphics display part of the procurement dashboard and contracts monitor which provides greater transparency for future strategic contracting plans and activities.

The screenshot shows the Redland City Council website. The top navigation bar includes 'Redland CITY COUNCIL', 'ONLINE SERVICES', 'CONTACT US', and a search icon. Below the navigation is a blue header for 'Upcoming tenders and contracts'. The main content area contains a disclaimer: 'Please note the lists below are an indication of where Council anticipates calling public tenders for in the near future. Council, at its sole and absolute discretion, reserves the right not to proceed with these activities until they are publicly released to the marketplace. Please note there is no additional information available at this stage. Refer to Council's 'Current tenders' page for all tenders that have been released to the marketplace. For further information visit 'Existing Current Tenders' and 'Advice on Submitting Tenders'. Note 1: Q1 - July, August, September; Q2 - October, November, December; Q3 - January, February, March; Q4 - April, May, June. Note 2: All Redland City sites include Mainland, North Stradbroke Island and Southern Mountain Bay Islands (comprising Russell, Kangaroo, Lamb, Mackay and Goodenough Islands).

Below the disclaimer is a table for the 'Procurement Services Unit':

Tender Title	Tender Description	Anticipated Term	Expected Release to Market
Collection, Transport & Disposal of Aesthetics Containing Material from Waste Transfer Stations	The collection, transport and disposal of aesthetics containing materials from Waste Transfer Stations at the following locations: <ul style="list-style-type: none"> • Elfrink • Redland Bay • North Stradbroke Island • Russell Island • Mackay Island • Goodenough Island 	2 years with the option to extend for 3 x 1 year periods	Q3 2019/2020

To the right of the screenshot is a 'Forward Contracting Plan' section. It states: 'Council's public website has been updated with upcoming tenders through to June 2021. Tender descriptions have been enhanced to provide more detailed information to potential suppliers about contract opportunities. The changes are aimed at promoting transparency and encouraging suppliers to respond to tenders by providing early notifications to the market.' It also notes: 'The listing shown here is a 'sample only' of the live site and does not contain every tender opportunity that is published on Council's website:' and includes a link for 'Upcoming Tenders and Contracts'.

Register of Prequalified Suppliers for Turf Renovation Works	The provision of turf renovation and weed control of Council sports fields and parklands on all Redland City sites, including but not limited to: <ul style="list-style-type: none"> • soil, water and compaction tests • de-thatching of grassed areas • de-compaction • top dressing • fertiliser and amendment applications • watering • over-seeding • weed control (spray, weed wiping) • laser levelling • rotary hoeing 	2 years with the option to extend for 3 x 1 year periods	Q3 2019/2020
Preferred Supplier for the Maintenance of Split System Air Conditioning Units including Ancillary and Related Services	The provision of scheduled maintenance and breakdown call out services for split system air conditioning units in Council buildings. Maintenance services to be provided include: <ul style="list-style-type: none"> • Routine Maintenance (scheduled) • General Repairs (non-emergency) • Emergency Repairs (unscheduled) 	2 years with the option to extend for 3 x 1 year periods	Q4 2019/2020
Preferred Supplier for the Provision of Mechanical Street Sweeping Services	The provision mechanical street sweeping services for the following Separable Portions: <ul style="list-style-type: none"> • Central Business Districts - Cleveland, Wellington Point, Capalaba, Victoria Point • Residential Streets <ul style="list-style-type: none"> - Mainland - at present this work is divided into 20 zones with predetermined schedules and routes - NSI & SMBI - services required on an ad hoc basis 	2 years with the option to extend for 1 year	Q4 2019/2020

Next Steps: Strategic Contracting Procedures – Policy Framework

The SCP Policy framework is not presented in this report as it must be developed in accordance with the *Local Government Act 2009* (LGA 2009) and the LGR 2012 specifically requiring an annual Contracting Plan for goods, services and work and disposal of assets to be approved by Council each financial year after the budget is adopted in or about June 2020.

The Contracting Plan, Contract Manual and Procurement Policy, will be presented to Council as part of the budget process aligning strategic priorities, financial targets and contracting activities and reporting. The key elements in the SCP Policy framework include the following:

Sound Contracting Principles: remains unchanged in the transition from the DCP to the SCP and will continue to require officers to consider the five contracting principles of value for money, open and effective competition, environment protection, local industry and probity.

Contracting Processes and Financial Thresholds: remains essentially unchanged for open market competitive quotes, tendering, contracting and asset disposal activity using whole of government exceptions and supply arrangements, risk management reviews and bulk buying rates whilst presenting reports to Council on direct sole and specialised providers and market led proposals.

Procurement Model and Resourcing: will strengthen the existing centre-led model where procurement systems and activity is standardised through centralised business systems, delegations, reports and forms integrated through three key operational teams of the Portfolio Management Office, Project Delivery Group and Procurement and Contracts team. The continuous improvement of centralised business systems provide greater consistency, transparency, auditability and opportunities for efficiencies.

Key Performance Indicators: will strengthen performance indicators with improved systems and data to place greater focus on Contract Planning, Management and Reporting including contract activity being managed on time, cost and quality, together with broader indicators on sustainable, social and local contracting activity, together with internal processing costs and efficiencies.

Procurement and Contract Advertising: will strengthen by providing greater transparency on current and future contracting activity whilst modernising traditional paper based advertising with electronic advertising and communications.

Contracting Plan: is a new document presented in or about July 2020 as per the requirements of the LGR 2012 so as to be consistent with the approved budget and strategic directions in the Council's 5 year Corporate Plan. The Contracting Plan is a document stating (a) the types of contracts proposed to be made in the financial year; and (b) the principles and strategies for performing the contracts; and (c) a policy about proposed delegations for the contracts; and (d) a market assessment for each type of contract; and (e) the contracts that the local government considers will be significant having regard to the market assessment.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* and the *Local Government Regulation 2012* outlines frameworks through which Councils may conduct procurement of goods and services, and disposal of non-current assets as per the current Default Contracting Procedures (DCP) and proposed Strategic Contracting Procedures (SCP). Council can choose to adopt the DCP or SCP provided its first provided public notification of its proposed resolution to adopt an SCP.

Regardless of the DCP or SCP framework adopted by Council, they must conduct the activities consistent with the local government principles and contracting principles under section 4 and section 104 of the *Local Government Act 2009* for public benefit manner consistent with:

- transparent and effective processes, and decision-making in the public interest;
- sustainable development and management of assets and infrastructure, and delivery of effective services;
- democratic representation, social inclusion and meaningful community engagement;
- good governance of, and by, local government;
- ethical and legal behaviour and fair dealing;
- value for money;
- open and effective competition;
- the development of competitive local business and industry; and
- environmental protection.

Risk Management

The Strategic Contracting Procedures is an approach that identifies potential opportunities and public benefits while managing adverse risks as per section 217(2) of the *Local Government Regulation 2012*.

Financial

The delivery of the SCP is consistent with the existing budget. The costs and benefits of applying the Strategic Contracting Procedures was reported to Council on 20 November 2019. The strategic approach would cost no more, and likely less than the costs associated with maintaining the existing framework under the Default Contracting Procedures.

People

Internal resourcing of the SCP is part of the Procurement Transformation Program reported through Council's Portfolio Management Office and related steering committee and part of the Operational Plan 2019/20 quarterly reports.

Environmental

There are no direct environmental issues from adopting the SCP.

Social

There are no direct social issues from adopting the SCP, noting Council has released a supplier newsletter in October and December 2019 to better engage council suppliers on its procurement transformation program, and related activities.

Human Rights

There are no human rights implications with this report.

Alignment with Council's Policy and Plans

This report has a relationship with Council's 2018-2023 Corporate Plan Vision Outcome 8. 'Inclusive and ethical governance'.

This report has a relationship with Council's 2019-2020 Operational Plan clause 8.3.6 to 'Deliver the Procurement Transformation Program'.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Procurement Transformation Steering Committee	Monthly	
Community Advertisement	December 2019	
Supplier Notice	December Newsletter 2019	

OPTIONS

Option One

That Council resolves as follows:

1. To apply the Strategic Contracting Procedures from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the *Local Government Regulation 2012*.
2. To accept the costs and benefits of complying with the Strategic Contracting Procedures from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the *Local Government Regulation 2012*.

Option Two

That Council resolves to not apply the Strategic Contracting Procedures from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the Local Government Regulation 2012.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To apply the Strategic Contracting Procedures from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the *Local Government Regulation 2012*.
2. To accept the costs and benefits of complying with the Strategic Contracting Procedures from 1 July 2020 to Council contracts, as per the requirements of Chapter 6, Part 2 of the *Local Government Regulation 2012*.



Redland
CITY COUNCIL

Public notice

Strategic Contracting Procedures

On 29 January 2020 Council proposes to adopt at its General Meeting the Strategic Contracting Procedures under Chapter 6, Part 2 of the *Local Government Regulation 2012*.

The General Meeting is held at Council chambers in Cleveland starting at 9.30am.

Further information on Strategic Contracting Procedures is available on the Council website.

 [redland.qld.gov.au/
StrategicContractingProcedures](http://redland.qld.gov.au/StrategicContractingProcedures)

 3829 8999

 PO Box 21, Cleveland, 4163

GENERAL MEETING MINUTES**20 NOVEMBER 2019****13.3 STRATEGIC CONTRACTING PROCEDURES****Objective Reference:** A4210175**Authorising Officer:** Andrew Ross, General Counsel**Responsible Officer:** Andrew Ross, General Counsel**Report Author:** Trish Thomson, Procurement Transform Manager**Attachments:** Nil**PURPOSE**

To outline the costs and benefits of adopting the 'Strategic Contracting Procedures' (SCP) and have Council publish a notice about adopting those procedures.

BACKGROUND

The spending of Council funds for goods, services and work is regulated by the *Local Government Act 2009* (LGA) and *Local Government Regulation 2012* (LGR) under procedures described as the 'Default Contracting Procedures' (DCP) and the 'Strategic Contracting Procedures' (SCP).

The DCP is the framework by which Council currently conducts procurement and contracting. This framework provides a prescribed method for conducting procurement and contracting for every Council in Queensland, regardless of size, complexity, strategy or consideration of the risk profile of the individual Council. The DCP is a default framework aligned principally to individual contracting processes and transactions. Council has used the DCP to their maximum capability, however, the prescriptive nature is no longer the most advantageous mechanism for a Council intent on a more dynamic and strategic approach to contracting.

This report recommends a transition from using the current DCP to using the SCP to strengthen internal efficiencies, external savings and long term sustainability to deliver the *Corporate Plan's (2018-2023)* quadruple bottom line.

The transition is proposed to start from approximately 1 July 2020 and is aligned to Council's integrated planning framework and budget prioritisation. The transition is part of the Procurement Transformation Program identified and reported quarterly in Council's 2019/20 Operational Plan.

The key elements of the SCP were reviewed in 2017 by the *Queensland Government Inquiry into Local Government Procurement*. The Inquiry acknowledged the SCP as a flexible framework for tendering and contracting for the supply of goods and services and also for the disposal of assets, whilst managing risks and probity. The SCP governance framework will be supported by an amended version of the current Procurement Policy, Contract Manual, Contract Plan and where applicable significant contract plans. The transition is overseen by a Procurement Steering Committee, reported quarterly as part of the Operational Plan whilst noting procurement activities are audited by the Audit Committee.

The governance framework will be updated as part of the transition involving three key phases:

Phase 1: Public Notice regarding the proposed SCP resolution to occur at the Council General Meeting on 29 January 2020.

Phase 2: Resolution to implement the SCP as part of the 2020/21 Budget from 1 July 2020.

Phase 3: Review the SCP as part of the ongoing 2020/21 Operational Plan.

GENERAL MEETING MINUTES**20 NOVEMBER 2019**

ISSUESBenchmarking:

There are several South East Queensland (SEQ) Councils that have adopted the SCP procedures including Brisbane City Council, Gold Coast City Council and Sunshine Coast Regional Council; and other Council's actively pursuing a strategic model as discussed at the regular South East Queensland Procurement Network meetings. A strategic model will allow Council to best leverage the flexibility of its smaller scale but immediate proximity to these larger SEQ markets.

Existing Contract Arrangements and Suppliers:

The transition from the current DCP to SCP will not change the existing contract terms or arrangements or procurement processes established or started prior to 1 July 2020. The SCP is in broad terms a more flexible process to procure those arrangements into the future, by using the standard processes, like quotes and tenders for individual service contracts, but specifically aligning them to a more strategic approach for multiyear contracting to leverage better prices and market certainty, whilst also using a broader category approach, so that individual contracts can be bundled together into geographical precincts or broad categories of similar goods and services.

Procurement Policy and Activities:

The transition from the current DCP to the SCP will modernise Council's existing procurement policy position as supported by Procurement Transformation Program initiatives and procurement dashboard which provides greater transparency of the cost and delivery of goods and services; and forward procurement planning of contracting activities into the future. The spend data together with the forward procurement plans will assist to inform not only the price of services, but the terms they can be provided to strengthen opportunities for local industry and suppliers and direct social, sustainable, community and market led innovative outcomes.

Procurement Systems and Governance:

The transition is supported by a number of key systems that centralise key data sets that provide greater transparency and forensic probity on procurement activities including sourcing and buying, contract monitoring, supplier licensing and spend data. The spend data is consolidated into a Procurement Dashboard as per the samples in the following pages. The process is aligned to the broader integrated planning framework and budget prioritisation, coordinated through Council's Financial services, Portfolio Management Office and Project Delivery Group in consultation with Council's Procurement and Contract's team.

Procurement Dashboard:

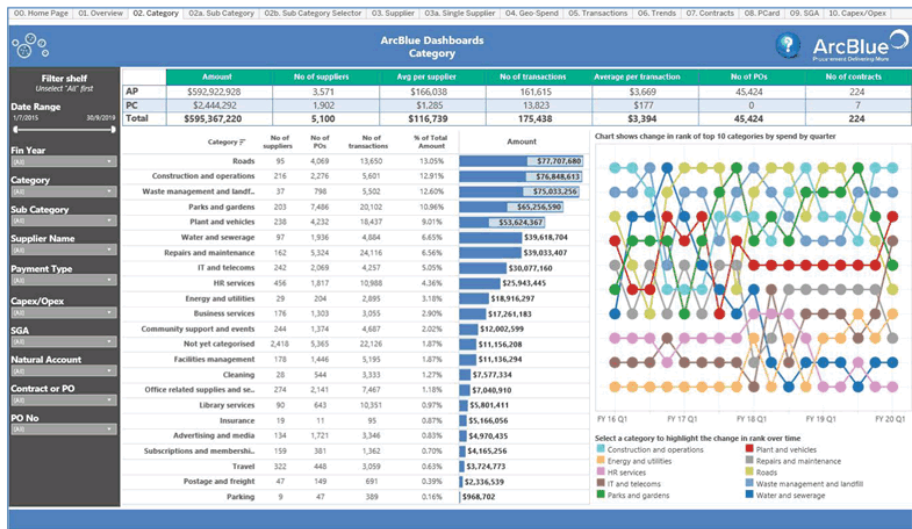
The Procurement Dashboard identifies council spend for at least four years across 23 recognised procurement activities established by the National Procurement Network, that can be further broken down into multiple spend subcategories and supplier details to better identify overall costs and quadruple bottom outcomes.

GENERAL MEETING MINUTES

20 NOVEMBER 2019



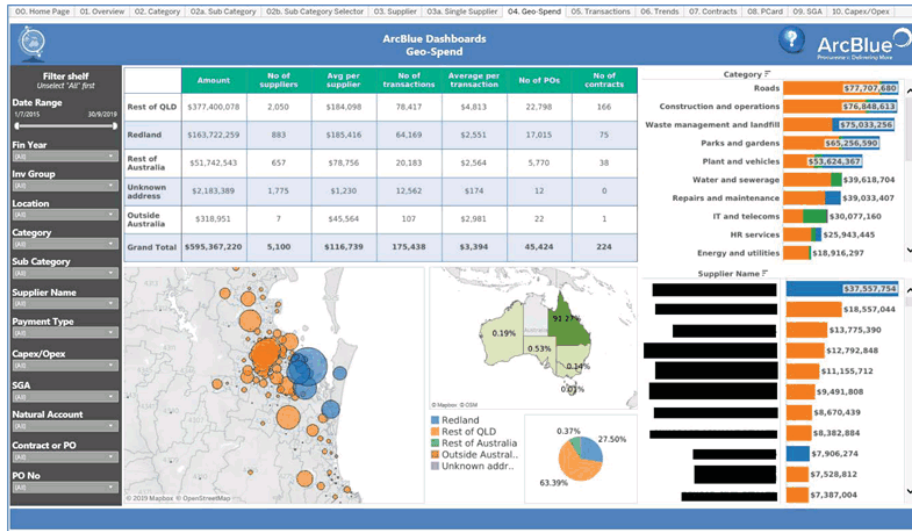
This dashboard is generally indicative of the 4 year spend trends and forecasted spend on goods, services and work, including a breakdown of trends across financial quarters and major categories for roads, construction, waste management, parks and gardens and plant and equipment.



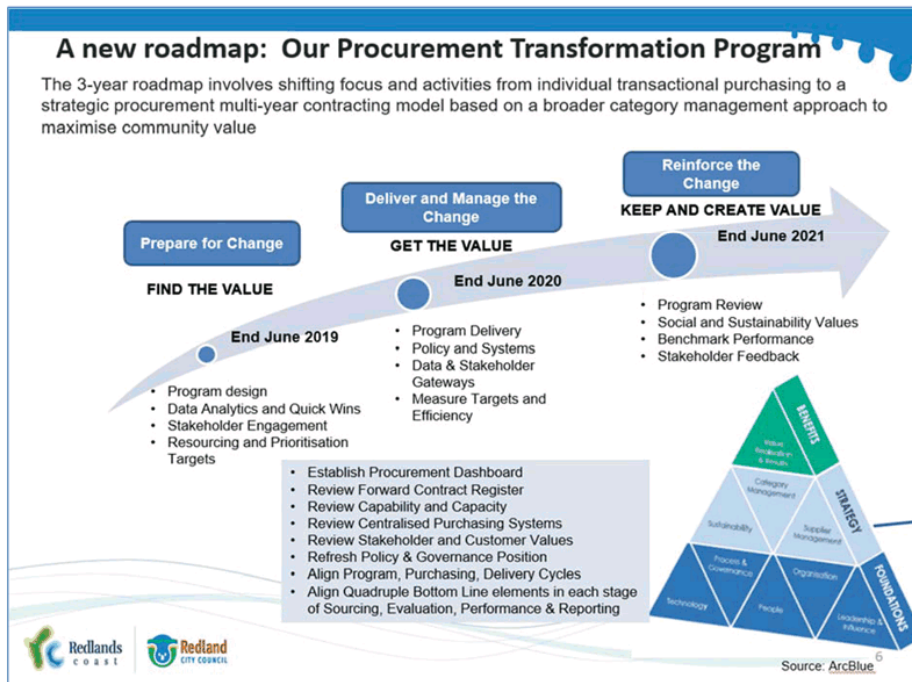
This dashboard is generally indicative of the 4 year spend trends over the 23 spend categories of similar goods, services and work established by the National Procurement Network to assist in consolidating contracting arrangements.

GENERAL MEETING MINUTES

20 NOVEMBER 2019



This dashboard is generally indicative of the local and geographical location of suppliers contracted to supply the goods, services and work.



This display shows at a high level the Procurement Transformation Program timeline.

GENERAL MEETING MINUTES**20 NOVEMBER 2019**Procurement SCP Benefits and Efficiencies:

Council currently spends approximately \$150 million per year in procuring contracts for goods and services, from maintaining roads, collecting rubbish and treating water and waste to providing library's, cultural centres, community parks, conservation areas and sporting centres.

A strategic approach to procurement across such a significant spend, allows contracts to be formed through a framework developed to deliver value for the community and will provide significant opportunities to obtain better contracting outcomes. The costs of taking the strategic approach would be no more, and likely less than the costs associated with maintaining the existing framework under the Default Contracting Procedures. The resulting benefits are:

- Reducing contracting expenditure
- Reducing internal costs
- Reduction in newspaper advertising costs
- Improved delivery timeframes, without sacrificing the benefits of competition
- Greater community engagement on contracting costs

The Procurement and Contracts Team has developed and will continue to develop strategies that will realise value to Council. Currently, identified strategies include:

- Aggregation of spend in specific circumstances
- Improved local engagement
- Direct negotiations / Partnering Arrangements in certain controlled circumstances
- Improved specification development and contract management to ensure full potential is realised in the contracts formed and social and sustainable outcomes monitored
- Strategic sourcing
- Better leverage for Whole-of-Government Supplier Arrangements
- Benefits realisation through monitoring contract planning and related savings and efficiencies as key performance outcomes

Adoption of the SCP will provide a significant opportunity for Council to take a strategic approach to its contracting that ultimately provides better engagement and value to the community.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The *Local Government Act 2009* (LGA) and the *Local Government Regulation 2012* (LGR) outlines frameworks through which Councils may conduct procurement of goods and services, and disposal of non-current assets as per the current Default Contracting Procedures (DCP) and proposed Strategic Contracting Procedures SCP. Council can choose to adopt the DCP or SCP provided its first provided public notification of its proposed resolution to adopt an SCP.

Regardless of the DCP or SCP framework adopted by Council, they must conduct the activities consistent with the Local Government principles and contracting principles under section 4 of and section 104 of the *Local Government Act 2009* in a manner consistent with:

GENERAL MEETING MINUTES**20 NOVEMBER 2019**

- transparent and effective processes, and decision-making in the public interest;
- sustainable development and management of assets and infrastructure, and delivery of effective services;
- democratic representation, social inclusion and meaningful community engagement;
- good governance of, and by, local government;
- ethical and legal behaviour and fair dealing;
- value for money;
- open and effective competition;
- the development of competitive local business and industry;
- environmental protection

To adopt this SCP framework, Council must:

Phase 1: at 20 November 2019 General Meeting

- Continue to comply with any requirements of the LGA
- Consider the costs and benefits of complying with the SCP
- Give public notice, by newspaper advertisement, of the proposed resolution to adopt the SCP and details of the meeting where the matter will be considered

Phase 2: at 29 January 2020 General Meeting

- Decide by resolution to apply the SCP and identify when it will be applied
- Make and adopt a Contracting Plan
- Make and adopt Significant Contracting Plans
- Make and adopt a Contract Manual

The majority of these requirements are prepared and or will be prepared prior to 1 July 2020; noting the first phase, if agreed, is to provide public notice of the SCP.

Risk Management

The Strategic Contracting Procedures is an approach that identifies potential opportunities, while managing adverse risks as per section 217(2) of the LGR.

Financial

The delivery of the SCP is consistent with the existing Budget.

People

Internal resourcing of the SCP is part of the Procurement Transformation Program reported through Council's Portfolio Management office and related steering committee and part of the Operational Plan 2019/20 quarterly reports.

Environmental

There are no direct environmental issues from adopting the SCP.

GENERAL MEETING MINUTES**20 NOVEMBER 2019****Social**

There are no direct social issues from adopting the SCP, noting Council has released a supplier newsletter in October 2019 to better engage council suppliers on its procurement transformation program, and related activities. If the recommendation is accepted a public notice about the SCP will be issued together with notice via email in the supplier newsletter.

Alignment with Council's Policy and Plans

This report has a relationship with Council's 2018-2023 Corporate Plan Vision Outcome 8. 'Inclusive and ethical governance'.

This report has a relationship with Council's 2019-2020 Operational Plan clause 8.3.6 to 'Deliver the Procurement Transformation Program'.

CONSULTATION

Consulted	Consultation Date
Procurement Transformation Steering Committee	Monthly
Audit Committee	26 Sept 2019

GENERAL MEETING MINUTES**20 NOVEMBER 2019****OPTIONS****Option One**

That Council resolves as follows:

1. To note the report titled "*Strategic Contracting Procedures*".
2. To publish a public notice, by newspaper advert, of the proposed resolution to adopt the SCP and details of the meeting on 29 January 2020 where the matter will be considered.

Option Two

That Council resolves not to publish a notice about the Strategic Contracting Procedures.

Officers Recommendation

That Council resolves as follows:

1. To note the report titled "*Strategic Contracting Procedures*".
2. To publish a public notice, by newspaper advert, of the proposed resolution to adopt the SCP and details of the meeting on 29 January 2020 where the matter will be considered.

COUNCIL RESOLUTION 2019/405

Moved by: Cr Tracey Huges

Seconded by: Cr Peter Mitchell

That Council resolve as follows:

1. To note the report titled "*Strategic Contracting Procedures*".
2. To publish a public notice, under section 218 of the *Local Government Regulation 2012*, by newspaper advert, of the proposed resolution to adopt the SCP and details of the meeting on 29 January 2020 where the matter will be considered.

CARRIED 10/0

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

Cr Paul Gleeson was absent from the meeting.

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

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

Objective Reference:

Authorising Officer: David Jeanes, Acting General Manager Community & Customer Services

Responsible Officer: Stephen Hill, Acting Group Manager City Planning & Assessment

Report Author: Jill Driscoll, Group Support Officer

Attachments: 1. Decisions Made Under Delegated Authority 17.11.2019 to 21.12.2019 [↓](#)

PURPOSE

To note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four categories:

Category 1 – minor code and referral agency assessments;

Category 2 – moderately complex code and impact assessments;

Category 3 – complex code and impact assessments; and

Category 4 – major assessments (not included in this report).

The applications detailed in this report have been assessed under:

Category 1 - Minor code assessable applications, concurrence agency referral, minor operational works and minor compliance works; and minor change requests and extension to currency period where the original application was Category 1.

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

Category 2 - In addition to Category 1, moderately complex code assessable applications, including operational works and compliance works and impact assessable applications without objecting submissions; other change requests and variation requests where the original application was Category 1, 2, 3 or 4*.

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

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

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

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

Human Rights

There are no Human Right implications with this report.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Attachment 1 Decisions Made Under Delegated Authority 17.11.2019 to 21.12.2019

Decisions Made Under Delegated Authority 17.11.2019 to 23.11.2019**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW19/0028	Domestic Additions - extension to deck	Glendon Reginald SHAW Wendy Beth SHAW	51 Tramcan Street Point Lookout QLD 4183	Code Assessment	21/11/2019	N/A	Development Permit	2
MCU19/0137	Dwelling house	Luke Donald TRANTER Ngaira Jayne TRANTER	42 Little Shore Street Cleveland QLD 4163	Code Assessment	20/11/2019	N/A	Development Permit	2
CAR19/0397	Design and Siting - Carport	Strickland Certifications Pty Ltd	48 Panorama Drive Thornlands QLD 4164	Referral Agency Response - Planning	18/11/2019	N/A	Approved	3
RAL19/0085	Extension to Currency Period - ROL005973 Combined - Reconfiguration of Lot. 1 into 2 LOTS and Operational Works for a ROL	Mr Troy I MORTON Michell Town Planning & Development	123 Panorama Drive Thornlands QLD 4164	Minor Change to Approval	18/11/2019	N/A	Approved	3
CAR19/0428	Design and Siting - carport	Titan Enterprises (Qld) Pty Ltd	4 Spruce Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	20/11/2019	N/A	Approved	4
RAL19/0075	Standard Format - 1 into 2	Suzana KUSECEK	2 Base Street Victoria Point QLD 4165	Code Assessment	19/11/2019	N/A	Development Permit	4
CAR19/0401	Design and Siting - Deck and Garage	K P Building Approvals Pty Ltd	25 Meadstone Street Russell Island QLD 4184	Referral Agency Response - Planning	19/11/2019	N/A	Approved	5

Page 1 of 20

Decisions Made Under Delegated Authority 17.11.2019 to 23.11.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0404	Amenity and Aesthetics - Dwelling	Bay Island Designs	115 Western Road Macleay Island QLD 4184	Referral Agency Response - Planning	20/11/2019	N/A	Approved	5
CAR19/0413	Design and Siting - Pergola	Bartley Burns Certifiers & Planners	8 Gray Street Redland Bay QLD 4165	Referral Agency Response - Planning	21/11/2019	N/A	Approved	5
MCU19/0136	Dwelling house	Bay Island Designs	48 Melaleuca Drive Lamb Island QLD 4184	Code Assessment	21/11/2019	N/A	Development Permit	5
MCU19/0151	Change to Development approval - MCU013593 - Dwelling House	Alan David SNELL Bay Island Designs	14 Florence Street Macleay Island QLD 4184	Minor Change to Approval	21/11/2019	N/A	Approved	5
MCU19/0151.01	Extension to Currency Period - MCU013593	Bay Island Designs	14 Florence Street Macleay Island QLD 4184	Minor Change to Approval	21/11/2019	N/A	Approved	5
CAR19/0402	Design and Siting - Patio	Fluid Approvals	126 Sugargum Avenue Mount Cotton QLD 4165	Referral Agency Response - Planning	19/11/2019	N/A	Approved	6
CAR19/0377	Build Over or Near Relevant Infrastructure	The Certifier Pty Ltd	17 Burwood Road Alexandra Hills	Referral Agency Response - Engineering	20/11/2019	N/A	Approved	7
CAR19/0398	Design and Siting - Shed	Strickland Certifications Pty Ltd	6 Wildflower Street Capalaba QLD 4157	Referral Agency Response - Planning	18/11/2019	N/A	Approved	9
CAR19/0329	Design and Siting/BOS - Dwelling House Extensions	Leon Tollemache Design	117 Mooroondu Road Thorneside QLD 4158	Referral Agency Response - Planning	18/11/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 17.11.2019 to 23.11.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0405	Design and Siling - Carport	The Certifier Pty Ltd	30-31 Harrogate Terrace Birkdale QLD 4159	Referral Agency Response - Planning	21/11/2019	N/A	Approved	10
DBW19/0030	Domestic Outbuilding - Shed	Karen Ann PIOTROWSKI Stephen Paul PIOTROWSKI	6 Bath Street Birkdale QLD 4159	Code Assessment	21/11/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 17.11.2019 to 23.11.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0082	Change to Development Approval - Standard Format 1 into 36	Bartley Burns Certifiers & Planners Sutgold Pty Ltd	69-79 Quarry Road Birkdale QLD 4159	Minor Change to Approval	19/11/2019	N/A	Approved	10
RAL19/0083	Change to Development Approval - ROL005714 Standard Format - 1 into 36	Bartley Burns Certifiers & Planners Sutgold Pty Ltd	69-79 Quarry Road Birkdale QLD 4159	Minor Change to Approval	19/11/2019	N/A	Approved	10
MCU19/0112	Medium Impact Industry, Shop, Food and Drink Outlet	Creque Alley Coffee	Shore Place Unit 5/30-32 Shore Street Ormiston QLD 4160	Impact Assessment	20/11/2019	N/A	Development Permit	8

Decisions Made Under Delegated Authority 24.11.2019 to 30.11.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0418	Design and Siting - Shed	Fluid Approvals	11 Sheena Street Wellington Point QLD 4160	Referral Agency Response - Planning	28/11/2019	N/A	Approved	1
CAR19/0419	Design and Siting - Dwelling House	Checkpoint Building Surveyors (Coomera)	14 Rose Street Ormiston QLD 4160	Referral Agency Response - Planning	28/11/2019	N/A	Approved	1
CAR19/0423	Design and Siting - Carport	A1 Certifier	18 Kelso Street Wellington Point QLD 4160	Referral Agency Response - Planning	29/11/2019	N/A	Approved	1
CAR19/0279.01	Change to Development Approval - CAR19/0279 Design and Siting - Shed	Adam James CROCOS Richard LADBROOKE Vermeer Building Certification Pty Ltd	23 Yarrow Court Cleveland QLD 4163	Minor Change to Approval	28/11/2019	N/A	Approved	2
CAR19/0432	Design and Siting - Shed	Titan Garages	4 Scott Street Cleveland QLD 4163	Referral Agency Response - Planning	27/11/2019	N/A	Approved	2
CAR19/0435	Design and Siting - Carport	The Certifier Pty Ltd	92A Island Street Cleveland QLD 4163	Referral Agency Response - Planning	28/11/2019	N/A	Approved	2
DBW19/0033	Domestic Additions	East Coast Surveys Pty Ltd	31 Masthead Drive Cleveland QLD 4163	Code Assessment	26/11/2019	N/A	Development Permit	2
CAR19/0415	Design and Siting - Carport	A1 Certifier Pty Ltd	271-273 Colburn Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	27/11/2019	N/A	Approved	4

Decisions Made Under Delegated Authority 24.11.2019 to 30.11.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0147	Dwelling house	The Certifier Pty Ltd	9 Wilson Esplanade Victoria Point QLD 4165	Code Assessment	27/11/2019	N/A	Development Permit	4
CAR19/0385	Design and Siting - Dwelling	Robyn Louise HOLT	24 Mawarra Street Macleay Island QLD 4184	Referral Agency Response - Planning	28/11/2019	N/A	Approved	5
CAR19/0412	Design and Siting - Dwelling House	Bay Island Designs	2 Carissa Street Russell Island QLD 4184	Referral Agency Response - Planning	27/11/2019	N/A	Approved	5
CAR19/0417	Design & Siting - Dwelling House	Edrian Clifton HAZELMAN	3 Baguette Street Russell Island QLD 4184	Referral Agency Response - Planning	29/11/2019	N/A	Approved	5
MCU19/0149	Combined MCU Coastal overlay and Design and Siting	Darcy PEACOCK	9 Aquamarine Avenue Russell Island QLD 4184	Code Assessment	28/11/2019	N/A	Development Permit	5
RAL19/0051	Easement Registration	The Certifier Pty Ltd	18-24 Wiles Street Russell Island QLD 4184	Impact Assessment	28/11/2019	N/A	Development Permit	5
CAR19/0407	Design and Siting - Shed	Strickland Certifications Pty Ltd	10 Aquila Street Redland Bay QLD 4165	Referral Agency Response - Planning	25/11/2019	N/A	Approved	6
CAR19/0409	Design and Siting - Shed	A1 Certifier	64 Golden Wattle Avenue Mount Cotton QLD 4165	Referral Agency Response - Planning	26/11/2019	N/A	Approved	6
OPW19/0116	Operational Works - Domestic Driveway Crossover	Nathaniel Joel WROE	2 Brut Street Mount Cotton QLD 4165	Code Assessment	26/11/2019	N/A	Development Permit	6

Decisions Made Under Delegated Authority 24.11.2019 to 30.11.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0410	Design and Siting - Patio	Casey Tatum MCCALLUM	24 Boorana Street Thorneside QLD 4158	Referral Agency Response - Planning	27/11/2019	N/A	Approved	10
RAL19/0079	Standard Format - 2 into 3 lots	Newmarket Construction Pty Ltd as Trustee	5-7 Collingwood Road Birkdale QLD 4159	Code Assessment	27/11/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 24.11.2019 to 30.11.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU17/0157.01	Change to Development Approval - amend building design	Clemwell Pty Ltd, Ormiston Retirement Village Pty Ltd As Trustee	174-180 Wellington Street Ormiston QLD 4160	Minor Change to Approval	28/11/2019	N/A	Approved	1
MCU19/0091	Multiple dwelling x15	GWR Investments (Qld) Pty Ltd	4 Masters Avenue Victoria Point QLD 4165	Code Assessment	28/11/2019	N/A	Development Permit	1
MCU18/0272.02	Change to Development Approval - Child Care Centre	Zullo Enterprises Pty Ltd As Trustee	143 South Street Cleveland QLD 4163	Minor Change to Approval	27/11/2019	N/A	Approved	3
RAL19/0051	Easement Registration	The Certifier Pty Ltd	18-24 Willes Street Russell Island QLD 4184	Impact Assessment	28/11/2019	N/A	Development Permit	5
RAL19/0063	Rearranging Boundaries	JDA Consultants Pty Ltd	175-183 Duncan Road Sheldon QLD 4157	Impact Assessment	28/11/2019	N/A	Development Permit	6
RAL19/0089	Change to Development Approval SB004834 - Standard Format Reconfiguration - 1 into 5 Lots	East Coast Surveys Pty Ltd, Henrytex Pty Ltd As Trustee	138-286 Rocky Passage Road Redland Bay QLD 4165	Minor Change to Approval	28/11/2019	N/A	Approved	6
RAL19/0084	Change to Development Approval	Mian A ADRIAN	122-124 Winston Road Sheldon QLD 4157	Minor Change to Approval	15.11.2019	N/A	Approved	6

Decisions Made Under Delegated Authority 24.11.2019 to 30.11.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0018.03	Change to Development Approval - RAL19/0018 Reconfiguring a Lot - Standard Format - 1 into 2 Lots (Stage 1), Reconfiguring a Lot - Standard Format - 1 Lot into 24 Residential Lots, New Road, a Stormwater Management Allotment and Access Easement (Stage 2).	Birkdale Land Pty Ltd	167-173 Collingwood Road Birkdale QLD 4159	Minor Change to Approval	28/11/2019	N/A	Approved	8

Decisions Made Under Delegated Authority 01.12.2019 to 07.12.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0449	Design and Siting	D C Living Pty Ltd C/- Suncoast Building Approvals	6 Rose Street Ormiston QLD 4160	Referral Agency Response - Planning	04/12/2019	N/A	Approved	1
MCU19/0152	Dual occupancy	C S Wilkins Pty Ltd As Trustee	186 Russell Street Cleveland QLD 4163	Code Assessment	05/12/2019	N/A	Development Permit	2
RAL19/0066	Standard Format - 1 into 2 Lots	Bullfrog Constructions	11 Fogarty Street Cleveland QLD 4163	Code Assessment	10/10/2019	6/12/2019	Development Permit	2
MCU19/0161	Combined MCU and CAR - Dwelling house	Mrs Carmel V KRIZ Mr Anton P KRIZ	13A Cumming Parade Point Lookout QLD 4183	Code Assessment	06/12/2019	N/A	Approved	2
CAR19/0426	Design and Siting	Privium Homes	22 Affinity Way Thornlands QLD 4164	Referral Agency Response - Planning	03/12/2019	N/A	Approved	3
CAR19/0429	Design and Siting - Shed	Samantha Jane SWEENEY Stephen Edward SWEENEY	6 Windsong Circuit Cleveland QLD 4163	Referral Agency Response - Planning	06/12/2019	N/A	Approved	3
CAR19/0439	Design and Siting - Patio	Pronto Building Approvals	9 Adrian Street Victoria Point QLD 4165	Referral Agency Response - Planning	02/12/2019	N/A	Approved	4
CAR18/0343.01	Amenity and Aesthetics - Dwelling House CAR18/0343	Erlinda Icao AROCHA	128-136 Jackson Road Russell Island QLD 4184	Minor Change to Approval	04/12/2019	N/A	Approved	5
CAR19/0422	Design and Siting - Domestic Outbuilding	Kenneth Roy INMAN Merilyn Ann INMAN	8 Banksia Street Russell Island QLD 4184	Referral Agency Response - Planning	04/12/2019	N/A	Approved	5

Decisions Made Under Delegated Authority 01.12.2019 to 07.12.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0440	Design and Siting - Dwelling and Carport	Gold Coast Building Approvals	57 Kennedy Avenue Russell Island QLD 4184	Referral Agency Response - Planning	06/12/2019	N/A	Approved	5
DBW19/0036	Private Swimming Pool	Building Code Approval Group Pty Ltd	22 Bowsprit Parade Cleveland QLD 4163	Code Assessment	06/12/2019	N/A	Approved	5
DBW19/0034	Domestic Additions and Design and Siting - Carport	Ms Kay S O'CONNOR Mr Clive B L O'CONNOR	93 Coondooropa Drive Macleay Island QLD 4184	Code Assessment	06/12/2019	N/A	Approved	5
MCU19/0145	Home Based Business	Shirleen Jan PAULGER	71-73 Sanctuary Drive Mount Cotton QLD 4165	Code Assessment	03/12/2019	N/A	Development Permit	6
CAR19/0387	Design and Siting - Carport	K P Building Approvals Pty Ltd	3 Knight Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	05/12/2019	N/A	Approved	8
CAR19/0427	Design and Siting - Shed	Gregory James WESTERLAND	9 Gregory Street Capalaba QLD 4157	Referral Agency Response - Planning	03/12/2019	N/A	Approved	9
CAR19/0425	Design and Siting	Bold Properties	46A Bates Drive Birkdale QLD 4159	Referral Agency Response - Planning	04/12/2019	N/A	Approved	10
RAL19/0072	Standard Format - 1 into 2 Lots	Julie Vanessa MANCHE Paul George Joseph MANCHE	3 Carlton Court Birkdale QLD 4159	Code	05/12/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 01.12.2019 to 07.12.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0081	Standard Format - 1 into 6 subdivision & access easement	41 Mindarie Holdings Pty Ltd	41 Mindarie Crescent Wellington Point QLD 4160	Code Assessment	04/12/2019	N/A	Development Permit	1
MCU19/0146	Indoor sport and recreation	DPK 2 Projects Pty Ltd	Victoria Point Shopping Centre 2-34 Bunker Road Victoria Point QLD 4165	Code Assessment	02/12/2019	N/A	Development Permit	4
OPW19/0119	Excavation & Fill - Pipe Drainage Outlet Connection	Graham Marsh Pty Ltd	Victoria Point State School 274 Colburn Avenue Victoria Point QLD 4165	Code Assessment	05/12/2019	N/A	Development Permit	4
OPW19/0121	Operational Works for RAL - 1 into 2 Lots	Robert John Terence NEEDHAM	1 Carwright Street Victoria Point QLD 4165	Code Assessment	04/12/2019	N/A	Development Permit	4
MCU19/0102	Outdoor sport and recreation and Dwelling Unit- Learn to swim school	Leanne Maree PEREIRA Levy Ivan Francis PEREIRA	73 Lyndon Road Capalaba QLD 4157	Impact Assessment	02/12/2019	N/A	Development Permit	7
OPW19/0114	Operational Works for RAL - 2 into 5 Lots (2 Stages)	Ray Wassenberg Consulting Engineer	45 Ney Road Capalaba QLD 4157	Code Assessment	04/12/2019	N/A	Development Permit	9
OPW19/0126	Change to Development Approval OPW001996	Pearbulk Pty Ltd	9 Hemmo Street Capalaba QLD 4157	Minor Change to Approval	04/12/2019	N/A	Approved	9
OPW19/0115	Operational Work - Retaining Wall	Gregory YURCHENKO Samantha Jean YURCHENKO	1 Jean Street Thorneside QLD 4158	Code Assessment	04/12/2019	N/A	Development Permit	10
OPW19/0129	Shared Driveway Crossover	Henley Properties (Qld) Pty Ltd	27 Shoreside Close Birkdale QLD 4159	Code Assessment	06/12/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 08.12.2019 to 14.12.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0441	Design and Siting - Roofed Patio	Frayne Ronald BLOOR	18 Hoskins Drive Wellington Point QLD 4160	Referral Agency Response - Planning	11/12/2019	N/A	Approved	1
CAR19/0018.01	Change to development approval - CAR19/0018 - Design and Siting - Dwelling House	Building Code Approval Group Pty Ltd	28 Cumming Parade Point Lookout QLD 4183	Minor Change to Approval	10/12/2019	N/A	Approved	2
CAR19/0433	Design and Siting - Carport	Building Certification Consultants Pty Ltd	57 Tramcan Street Point Lookout QLD 4183	Referral Agency Response - Planning	10/12/2019	N/A	Approved	2
CAR19/0430	Design and Siting - Secondary Dwelling	Peter James MEEHAN	9 Eprapah Street Coochiemudlo Island QLD 4184	Referral Agency Response - Planning	09/12/2019	N/A	Approved	4
CAR19/0439	Design and Siting - Patio	Pronto Building Approvals	9 Adrian Street Victoria Point QLD 4165	Referral Agency Response - Planning	12/12/2019	N/A	Approved	4
CAR18/0044.01	Change to Development Approval - CAR18/0044 Design and Siting - Dwelling Extension	Laa Tay License Building Certifier	20 Boundary Street Redland Bay QLD 4165	Minor Change to Approval	10/12/2019	N/A	Approved	5
CAR19/0162	Design and Siting - Dwelling (Proposed Lot 1)	Dixonbuild Pty Ltd	38-40 Bay Street Redland Bay QLD 4165	Referral Agency Response - Planning	13/12/2019	N/A	Approved	5
CAR19/0163	Design and Siting - Dwelling (Proposed Lot 2)	Dixonbuild Pty Ltd	38-40 Bay Street Redland Bay QLD 4165	Referral Agency Response - Planning	13/12/2019	N/A	Approved	5

Decisions Made Under Delegated Authority 08.12.2019 to 14.12.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0438	Amenity and Aesthetics - Dwelling	Fluid Building Approvals Sunshine Coast	8 Curlew Street Macleay Island QLD 4184	Referral Agency Response - Planning	13/12/2019	N/A	Approved	5
CAR19/0420	Design and Siting - Shed	Titan Garages	100 Winchester Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	10/12/2019	N/A	Approved	7
CAR19/0437	Design and Siting - Bulk Referral	Andiworth Pty Ltd	88-90 Kinross Road Thornlands QLD 4164	Referral Agency Response - Planning	10/12/2019	N/A	Approved	7
CAR19/0455	Design and Siting - Carport	Ken DUTTON	20 Windemere Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	13/12/2019	N/A	Approved	7
MCU19/0140	Dual occupancy	Dixonbuild Pty Ltd	1 Wetheral Place Alexandra Hills QLD 4161	Code Assessment	12/12/2019	N/A	Development Permit	7
CAR19/0331.01	Change to Development Approval CAR19/0331 - Design and Siting - Garage	The Certifier Pty Ltd	9 Penguin Street Wellington Point QLD 4160	Minor Change to Approval	12/12/2019	N/A	Approved	8
CAR19/0431	Design and Siting - Carport	Melvin Alan JONES Wendy JONES	14 Tascon Street Ormiston QLD 4160	Referral Agency Response - Planning	10/12/2019	N/A	Approved	8
CAR19/0436	Design and Siting - Carport	The Certifier Pty Ltd	9 Edward Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	10/12/2019	N/A	Approved	8

Decisions Made Under Delegated Authority 08.12.2019 to 14.12.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0444	Design and Siting - Carport	Strickland Certifications Pty Ltd	2 Sandringham Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	13/12/2019	N/A	Approved	8
CAR19/0443	Design and Siting - Shed	Strickland Certifications Pty Ltd	48 Byng Road Birkdale QLD 4159	Referral Agency Response - Planning	12/12/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 08.12.2019 to 14.12.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0109	Prescribed Tidal Works - Pontoon	Graham Peter JENKINS Michelle Elvira JENKINS	3 Seacrest Court Cleveland QLD 4163	Code Assessment	11/12/2019	N/A	Development Permit	2
OPW19/0117	Prescribed Tidal Works - Pontoon	Pacific Pontoon and Pier Pty Ltd (Operations)	18 Captains Court Cleveland QLD 4163	Code Assessment	10/12/2019	N/A	Development Permit	2
OPW19/0120	Operational Works for RAL - 1 into 2 Lots with Driveway Crossover	Mark John FRYTERS	7-9 Benifer Road Victoria Point QLD 4165	Code Assessment	12/12/2019	N/A	Development Permit	4
OPW18/0080.01	Change to Development Approval - Raising Existing Fire Hydrants	Urban Engineering Solutions Pty Ltd	847-897 German Church Road Redland Bay QLD 4165	Minor Change to Approval	11/12/2019	N/A	Approved	6
RAL18/0103.03	Minor Change Reconfiguring a Lot - Standard Format 1 into 122 Lots	Andiworth Pty Ltd	43-51 Kinross Road Thornlands QLD 4164	Minor Change to Approval	10/12/2019	N/A	Approved	7
MCU19/0160	Change to Development Approval - Shed	Urban Strategies, Strickland Certifications Pty Ltd	46-48 Newhaven Street Alexandra Hills QLD 4161	Minor Change to Approval	13/12/2019	N/A	Approved	7
MCU19/0125	Change to Development Approval - MCU013760 Multiple Dwellings x 18	Mr Christopher R GRIMM	39 Valentine Road Birkdale QLD 4159	Minor Change to Approval	12/12/2019	N/A	Approved	8
MCU19/0141	Change to Development Approval - MCU013231 Community Facility	Alexandra Hills Men's Shed The Certifier Pty Ltd	Judy Holt Sportsfield 539-553 Old Cleveland Road East Birkdale QLD 4159	Minor Change to Approval	10/12/2019	N/A	Approved	8

Decisions Made Under Delegated Authority 15.12.2019 to 21.12.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0446	Design and Siting - Dwelling	Suncoast Building Approvals	6B Rose Street Ormiston QLD 4160	Referral Agency Response - Planning	17/12/2019	N/A	Approved	1
CAR19/0447	Design and Siting - Shade Sail	DBR Building Certification	25 George Street Ormiston QLD 4160	Referral Agency Response - Planning	16/12/2019	N/A	Approved	1
CAR19/0452	Design and Siting - Carport	City 2 Bay Constructions Pty Ltd	12 Canegrove Circuit Wellington Point QLD 4160	Referral Agency Response - Planning	17/12/2019	N/A	Approved	1
CAR19/0399	Design and Siting - Shed	The Certifier Pty Ltd	22 Gotha Street Cleveland QLD 4163	Referral Agency Response - Planning	17/12/2019	N/A	Approved	2
CAR19/0451	Design and Siting - Carport & Roofed Patio	Murrant Building Certification	46 Coburg Street East Cleveland QLD 4163	Referral Agency Response - Planning	16/12/2019	N/A	Approved	2
CAR19/0468	Design and Siting - Carport	Building Approvals South East Julie Anne BENNELL	Carinya View 1/1 Carinya Street Cleveland QLD 4163	Referral Agency Response - Planning	20/12/2019	N/A	Approved	2
CAR19/0473	Design and Siting - Dwelling House	David William Edward HARVEY	Pacific Panorama Community Titles Scheme 2/20 Cumming Parade Point Lookout QLD 4183	Referral Agency Response - Planning	19/12/2019	N/A	Approved	2
CAR19/0456	Design and Siting - Retaining wall and fence height greater than 2m	Felicity Hilda FRAMPTON HARPOUR John Steven HARPOUR	8 White Fig Place Thornlands QLD 4164	Referral Agency Response - Planning	19/12/2019	N/A	Approved	3

Decisions Made Under Delegated Authority 15.12.2019 to 21.12.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0098	Extension to Currency Period - ROL005945 - Combined Standard Format Subdivision 1 into 2 with Dual Occupancy	Bartley Burns Certifiers & Planners John CASSIMATIS	4 Park Street Thornlands QLD 4164	Minor Change to Approval	19/12/2019	N/A	Approved	3
CAR19/0218	Design and Siting/BOS - Shade Sail	David Stewart BROWN	8 Omac Street Redland Bay QLD 4165	Referral Agency Response - Planning	17/12/2019	N/A	Approved	5
CAR19/0465	Design and Siting - Dwelling House	Bay Island Designs	32 Rossi Avenue Russell Island QLD 4184	Referral Agency Response - Planning	20/12/2019	N/A	Approved	5
CAR19/0445	Design and Siting - Carport & Patio Roof	DBR Building Certification	22 Downey Street Ormiston QLD 4160	Referral Agency Response - Planning	16/12/2019	N/A	Approved	8
CAR19/0450	Design and Siting - Garaport	A1 Certifier Pty Ltd	4 Riley Drive Capalaba QLD 4157	Referral Agency Response - Planning	18/12/2019	N/A	Approved	9
CAR19/0443	Design and Siting - Shed	Strickland Certifications Pty Ltd	48 Byng Road Birkdale QLD 4159	Referral Agency Response - Planning	17/12/2019	N/A	Approved	10
CAR19/0416	Design & Siting - Dwelling house	Steve Bartley & Associates Pty Ltd	10 Henry Street Thorneside QLD 4158	Referral Agency Response - Planning	16/12/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 15.12.2019 to 21.12.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0118	Operational Works Associated with RAL for Earthworks, Sewer Diversion and Clearing Vegetation	Sutgold Pty Ltd	Fernbourne Grove Bayside Villas 41-47 Fernbourne Road Wellington Point QLD 4160	Code Assessment	19/12/2019	N/A	Development Permit	1
MCU19/0165	Extension to Currency Period - MCU013630 Apartments x8	East Coast Surveys Pty Ltd	28 Taylor Crescent Cleveland QLD 4163	Minor Change to Approval	19/12/2019	N/A	Approved	2
MCU19/0173	Change to Development Approval - MC007377 Lot Reconfiguration and Mixed Use (Tourist Resort, Accommodation Units, Shop, Caretakers Residence)	Christine DEGAN Sskb - Strata Managers Jocusus Pty Ltd As Trustee	North Stradbroke Tourist Park 49 Dickson Way Point Lookout QLD 4183	Minor Change to Approval	19/12/2019	N/A	Approved	2
OPW19/0134	Bulk Earthworks - Shoreline Stages 1 - 4	KN Group Pty Ltd	275-495 Serpentine Creek Road Redland Bay QLD 4165	Code Assessment	20/12/2019	N/A	Development Permit	6
RAL18/0012.01	Change to development approval - RAL18/0012 Reconfiguring a lot 3 into 3 lots	Sutgold Pty Ltd	44 Double Jump Road Victoria Point QLD 4165	Minor Change to Approval	19/12/2019	N/A	Approved	6
MCU18/0117.04	Change to Development Approval - MCU18/0117 Child Care Centre and Multiple Dwelling (55 Units)	Andiworth Pty Ltd	43-51 Kinross Road Thornlands QLD 4164	Minor Change to Approval	19/12/2019	N/A	Approved	7
RAL19/0076	Combined ROL and OPW - Subdivision 1 into 2 lots and stormwater drainage	Pavitra MAKAMRaghavendra BANAVARA SURESH BABU	17 Wren Street Birkdale QLD 4159	Code Assessment	17/12/2019	N/A	Development Permit	8

Decisions Made Under Delegated Authority 15.12.2019 to 21.12.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0105	Operational Works - 1 into 3 lots	Ronald J PARSONS	31 Banks Street Capalaba QLD 4157	Code Assessment	16/12/2019	N/A	Development Permit	9
OPW19/0068	Excavation & Fill (incl. Retaining walls over 1M)	The Certifier Pty Ltd	3 Caston Court Birkdale QLD 4159	Code Assessment	19/12/2019	N/A	Development Permit	10

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 6 JANUARY 2020

Objective Reference:

Authorising Officer: David Jeanes, Acting General Manager Community & Customer Services

Responsible Officer: Stephen Hill, Acting Group Manager City Planning & Assessment

Report Author: Charlotte Hughes, Acting Service Manager Planning & Assessment

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:	CA11075/17 (MCU013296)
Appellants:		Lipoma Pty Ltd Lanrex Pty Ltd Victoria Point Lakeside 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:		Submitter appeal against Council approval.
Current Status:		A directions hearing was held on 1 August 2018. A further directions hearing was held on 5 October 2018 to confirm the matters to be determined by the Court. The matter was heard before the Court over four days, commencing 4 March 2019. The Court handed down its decision on 4 October 2019. The appeal was dismissed and the development application was approved. An appeal CA12762/19 (see item 13) was lodged to the Queensland Court of Appeal on 15 November 2019. Hearing set down for 30 April 2020.

2.	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 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 and 12 December 2019. A further review is to be held on 3 February 2020.

3.	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. A review was held on 8 November 2019. A mediation was held on 13 December 2019. The matter has been listed for further review on 24 January 2020.

4.	File Number:	3450 of 2019
	Appellant:	S. & S. Lambourne Investments Pty Ltd
	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 two Permanent Signs – Electronic Display Component High Impact Billboard. 58-68 Delancey Street, Ormiston (Lot 1 on RP213631)
	Appeal Details:	Appeal against Council refusal or in the alternative, appeal against a condition of approval.
	Current Status:	Appeal filed 24 September 2019. A review was held on 18 October 2019. A notice of discontinuance was filed by the Appellant on 2 December 2019.

5.	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. The matter has been listed for further review on 31 January 2020.

6.	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.

7.	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. The matter has been listed for review on 6 February 2020.

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

9.	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. The matter has been listed for review on 24 January 2020.

10.	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.

11.	File Number:	4703 of 2019
Applicant:		Redland City Council
Respondents:		Canaipa Developments Pty Ltd
		Ian Robert Larkman
		TLC Jones Pty Ltd
Site details:		TLC Supermarkets Unit Trust No 2 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. Directions hearing listed for 5 February 2020.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

12.	File Number:	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
Appellant:		Redland City Council
Respondent (applicant):		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Proposed Development:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills
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.

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

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

14.	File Number:	Appeal 19-033 (CAR19/0135)
Appellant:		Robert Reynolds
Respondent:		Luke Jones
Co-Respondent:		Redland City Council
Proposed Development:		Building Work for Carport (Boatport) (including car wash) 6 Dinton Court, Alexandra Hills
Appeal Details:		Appeal against the decision of the assessment manager to refuse the development application, as directed by Redland City Council, in its role as concurrence agency.
Current Status:		Appeal filed by the Appellant on 26 July 2019. Council was notified of the appeal on 30 July 2019. A Development Tribunal was established on 9 October 2019. The tribunal hearing was held on 30 October 2019. The Development Tribunal reserved its decision.

15.	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 Human Right implications with this report.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

14.3 COUNCIL SUBMISSION TO DRAFT SOUTH EAST QUEENSLAND KOALA CONSERVATION STRATEGY 2019-2024 CONSULTATION

Objective Reference:

Authorising Officer: David Jeanes, Acting General Manager Community & Customer Services

Responsible Officer: Graham Simpson, Group Manager Environment & Regulation

Report Author: Cathryn Dexter, Project Officer Koala Conservation Program

Attachments: 1. Draft South East Queensland Koala Conservation Strategy 2019-2024 [↓](#)

PURPOSE

To provide an overview of the Draft *South East Queensland Koala Conservation Strategy 2019-2024* (the draft Strategy) released by the Queensland Government on 8 December 2019, and seek Council endorsement to delegate authority to the Chief Executive Officer to make a submission.

BACKGROUND

The reports complements the report considered by Council on 18 December 2019 entitled '*Submission to South East Queensland Koala Habitat Map Consultation*' which deals with new koala mapping and discussions on the high level planning framework associated with the draft Strategy.

Council resolved on 18 December 2019 to authorise the Chief Executive Officer to make a submission to the DES on the SEQ Koala Habitat Map by the 22 December 2019 consultation deadline.

The focus of this report is on the draft Strategy content and its implications to inform a further submission by Council to the State Government by the 31 January 2020 consultation deadline.

The report seeks Council endorsement to delegate authority to the Chief Executive Officer to make a submission to the Department of Environment and Science (DES) on the draft Strategy based on the following:

- a) Council supports the adoption of a South East Queensland (SEQ) Koala Conservation Strategy aimed to provide strategic direction for the long term protection of a sustainable koala population in SEQ, however, in its current form the draft Strategy lacks detail and requires significant further clarification on how the draft Strategy will stimulate and retain sustainable koala populations.
- b) Additionally, the timing of the release of the draft Strategy and the Draft South East Queensland Koala Habitat Map coincided with the December 2019 and January 2020 holiday period. This, combined with a lack of supporting reform and proposed regulatory change information, makes it difficult to comprehensively comment on the draft Strategy.

Koala Expert Panel

The background to the current draft Strategy commenced in 2016, based on a Uniquist report (University of Queensland) titled *South East Queensland Koala Population Modelling Study*. It concluded that between 1996 and 2014 there was significant statistical evidence of a decline in koala population densities of around 80% in the Koala Coast (including Redland City) and 54% in the Pine Rivers area, despite current protection measures.

In response to the Uniquist report, a Koala Expert Panel (the Panel) composed of leading koala experts across a number of fields, was established in 2016. The Panel was tasked with providing the State Government with realistic and achievable recommendations to reverse the decline in koala population densities and ensure the long-term persistence of koala populations in the wild in SEQ.

The Panel undertook a year-long review of existing koala protection measures in SEQ, including seeking expert advice and consideration of the best available research. The Panel's review also included consultation with public and industry sectors.

The Panel's final report – *Queensland Koala Expert Panel: A new direction for the conservation of koalas in Queensland* (2017) – included six key recommendations and a number of supporting actions under each recommendation aimed at addressing the ongoing decline in koalas in SEQ.

Council received and noted a report at the Council meeting of 22 August 2018 providing a summary of the Panel's final report.

The Queensland Government Response to the Panel's Report was to accept all six key recommendations with some of the supporting actions also accepted in principle. Therefore, the foundation for the draft Strategy is based on delivering against the six key Panel recommendations, which are:

1. A strategic and coordinated approach to koala conservation.
2. Ensure koala habitat is protected.
3. Strategic and landscape-scale koala habitat restoration.
4. Coordinated threat reduction and koala population management.
5. Strong community partnerships and engagement.
6. Targeted mapping, monitoring, research and reporting.

Draft Strategy preparation

To drive forward the Strategy, the State Government established the Koala Advisory Council (KAC) in 2018 made up of members from State Government, the community, non-government organisations (including the Quandamooka Yoolooburrabee Aboriginal Corporation), industry and the Local Government Association of Queensland (LGAQ).

The first meeting of the KAC was held 13 December 2018 and minutes and communiques are publicly available on the DES website. It is noted that much of the discussion of the KAC centres around the proposed koala mapping and regulatory provisions, summarised in the report to Council of 18 December 2019.

The LGAQ has undertaken a commendable role in advocating for local governments and communicating with local government through the koala conservation reform process, and continues to undertake that role.

Draft Strategy summary

A review of the draft Strategy indicates it to be a high-level document with a stated vision of “*A sustainable koala population in the wild in South East Queensland that is supported by a coordinated and strategic approach to habitat protection, habitat enhancements and threat reduction*”. The draft Strategy defines “sustainable” as referring “*to a koala population that is able to be maintained at least at its current density level*”.

The draft Strategy states it is underpinned by a principle of direct investment in areas where there is a likelihood of conservation success, balanced appropriately with necessary development. The

draft Strategy recognises that habitat loss is the most significant factor impacting on koala populations, and states that it is imperative that there is no further net loss of remaining suitable habitat.

The draft Strategy outlines the following broad areas of content:

- current government actions in progress
- proposed future actions (linked to six key recommendations of the Panel)
- targets.

Current government actions in progress are detailed as:

- Creating the KAC to coordinate, provide advice and ensure transparency and accountability, with the KAC stated as being instrumental in the development of the draft Strategy, upcoming planning reforms and being pivotal to implementing the final Strategy once completed.
- Developing new spatial modelling for koala habitat in SEQ.
- Defining Koala Priority Areas (KPAs) to identify optimum areas for koala habitat conservation.

Points 2 and 3 above are discussed in detail through the report to Council of 18 December 2019.

Proposed future actions are associated with the six key recommendations proposed by the KEP as detailed earlier in this report. The draft Strategy outlines how the State Government proposes to implement each of these recommendations, including associated objectives. Some of these actions are discussed further as part of the issues section of this report.

The draft Strategy also identifies ambitious targets in relation to dealing with threats to koala populations as follows:

- Koala habitat – no net loss in core koala habitat in South East Queensland from 2017 levels.
- Koala habitat restoration – commence rehabilitation to restore 1000 hectares (ha) of cleared habitat in KPAs.
- Populations – no long-term decline in koala population density at key, representative monitoring sites across SEQ.
- Threat reduction – reduce koala injury and mortality by 25% across 10 key road threat hotspots in SEQ, where threat mitigation measures are implemented.

The above targets are to be achieved over the lifespan of the draft Strategy, with some dependent on further research being undertaken.

The draft Strategy does not specify any detail in regards to locations where the targets will be measured and in fact concedes there is no known baseline population for koala numbers in SEQ.

ISSUES

It is considered that the draft Strategy is pitched at a high-level, with minimal detail in regards to how the State Government will underpin proposed strategy outcomes with investment of resources.

The draft Strategy maintains the six key recommendations made by the Panel as the basis for future actions. This is considered appropriate as these recommendations address issues confronting koalas and generally align with Council's *Koala Conservation Strategy 2016* and *Koala Conservation Action Plan 2016-2021*, which have the following objectives:

- Decisions based on science – to develop a robust understanding of koala population health, ecology and movement to inform and strengthen koala conservation planning.
- Protect and improve koala habitat – by maintaining an integrated, connected, high quality network of koala habitats across the landscape capable of supporting a viable sustainable population of koalas for the long term.
- Reduce koala deaths – by minimising the impacts of threats on koala populations by undertaking ground works that reduce koala mortality.
- Community making a difference – increasing understanding, connection to and participation in koala conservation actions and behaviours across the community and Council.

Using Council's Strategy and Action Plan as the benchmark for delivering on koala conservation, the following comments are made in regards the draft Strategy proposed by the State Government.

Funding

The draft Strategy, whilst broad in its intent, has at this time no clear or budgeted action plans outlined to deliver on its draft programs and actions. This has particular relevance to local governments with regards to seeking joint funding opportunities with the State Government to advance initiatives in the draft Strategy that would assist Council in delivering actions that benefit koala conservation measures.

It is considered essential that the final Strategy, when adopted by the State Government, includes more details around available funding to be provided and the relevant criteria to assist Council plan and deliver on koala conservation actions for Redlands Coast.

Through the work currently being undertaken by Council's Koala Conservation Program, Council is well positioned to undertake actions that would meet many of the objectives contained within the draft Strategy.

Programs and Actions

The draft Strategy lists a number of potential future programs and actions to enable implementation of its objectives. A summary of those programs and actions that may impact Council include the following:

- build an on-line hub of koala related information;
- identify and manage any inconsistencies between State and private sector development outcomes;
- review the environmental offsets framework;
- explore the use of incentives and design standards, in partnership with natural resources management groups and local governments;
- protect biodiversity in local planning schemes by working with local governments to identify priorities;
- invest in a Koala Habitat Restoration Program;
- strategically identify offset locations through new restoration mapping;
- collaborate to deliver offsets and enhance habitat with local governments, landholders and land managers;

- partner with local government to deliver threat abatement opportunities;
- update the Fauna Sensitive Design Guide;
- integrate koala conservation into local government's biosecurity planning;
- support the mitigation of threats of domestic dogs by working with local governments;
- develop best practice policies for koala rehabilitation;
- support training and development for koala carers;
- upgrade Moggill Koala Rehabilitation Centre;
- deliver education and extension programs to landholders on ways to manage their land for improved koala outcomes;
- invest in breeding season community engagement to reduce vehicle related koala injuries in partnership with local governments;
- review mapping at conclusion of the Strategy to assess progress and establish new targets;
- develop tools to monitor koala habitat condition;
- provide funding for koala conservation research; and
- develop a monitoring and evaluation strategy.

A review of these potential programs and actions clearly indicates that there is substantial work to be done by the State Government before many of these initiatives will have an impact on meeting the vision and targets of the draft Strategy.

In relation to the potential programs and actions above, Council's Koala Conservation Program is currently working towards addressing mitigating threats and better understanding our koala population at a local level.

It is considered imperative that the State Government provide immediate funding to local governments as part of adopting the final Strategy, as local governments such as Redland City Council are best placed to make an early impact on achieving the set objectives and targets.

Funding from the State Government would accelerate the effectiveness of these actions and help deliver for koala conservation within the city, whilst contributing to the overall final Strategy adopted by the State Government.

This would also enable the State Government to focus on other matters, particularly those associated with regulatory and mapping issues as well as regional research and coordination actions.

Specific issues of concern

The review of the draft Strategy has identified a number of issues of concern as follows, which are recommended to be included in Council's submission to the State Government.

Specific issues to be included in Council's response are as follows:

- a) The draft Strategy states that, based on new modelling, the area of remnant and high-value regrowth koala habitat remnant in South East Queensland covers an area of 634,256 ha. The *South East Queensland Regional Plan 2017* identified the SEQ baseline of remnant core and regrowth core habitat at 781,699 ha, and identified the preferred future as no net loss in koala habitat. The Queensland Government has already made a commitment of no net loss in koala

habitat in *ShapingSEQ SEQ Regional Plan*. It would seem that the Strategy is proposing a net loss in areas of protected koala habitat of 146,443 ha. This needs to be clarified with the State Government.

- b) Total nominated Koala Priority Areas (KPAs) areas equate to more than 570,000 ha that includes approximately 300,000 ha of core koala habitat across SEQ. While the draft Strategy proposes to prohibit clearing of 300,000 ha of core koala habitat in KPAs a range of exemptions apply. Until further clarification is provided to local governments regarding any amendments to State Government codes, planning frameworks and the offsets policy, it is unclear how local governments will need to respond; and to what effect the final Strategy will have in protecting koalas in their remaining habitat.
- c) The nominated land area in SEQ for rehabilitation appears to be quite significant in area. However, the actual percentage of area allocated for restoration (1000 ha over five years) equates to just 0.00663% of land identified as being suitable for restoration within KPAs across SEQ (approximately 146,443 ha). The draft Strategy provides no indication of where restoration efforts will be focussed, no indication of numbers of plants in ground and no indication of funding to be allocated. The lack of detail leaves local governments uncertain as to how to plan and fund future restoration efforts.
- d) As identified in Council's recent submission response to the draft SEQ Koala Habitat Map, protected koala habitat under the current koala regulations are proposed to be removed across SEQ (including approximately 4500 ha within Redland City). Given this disparity, it is not clear how the proposed actions identified in the draft Strategy and the proposed mapping, will support a sustainable koala population specifically within the urban/peri-urban areas. The draft Strategy does not adhere to the recommended action of the Panel to *"Ensure that locally significant koala habitat, not captured by state mapping, or not in identified priority areas for koalas, can still be protected through local government planning schemes,"* despite the draft Strategy noting that the State Government will work with local governments to ensure habitat not mapped by the State Government can be protected.
- e) The draft Strategy should provide a clear rationale behind decisions to not fully implement the Panel's recommendations for koala habitat protection, specifically Panel recommendation 2(d) that included the following:
- do not permit clearing of core and non-core habitat (remnant, regrowth and scattered trees) inside identified priority area for koalas regardless of whether inside or outside the Urban Footprint;
 - do not permit clearing of core and non-core habitat (remnant and regrowth) outside of the Urban Footprint and outside identified priority areas for koalas; and
 - avoid clearing of core habitat (remnant and regrowth) inside the Urban Footprint, and outside identified priority areas for koalas, with any residual impacts offset as a last resort.
- f) The draft Strategy only proposes to implement the following parts of the Panel's recommendation:
- To not permit clearing of core habitat (remnant and regrowth) in a KPA. All non-core habitat in a KPA is not proposed to be protected from clearing and core and non-core scattered trees in KPA are also not proposed to be protected from clearing.
 - To apply and avoid, mitigate and offset to core habitat (remnant and regrowth) outside a KPA. There is no prohibition on clearing core koala habitat (remnant and regrowth) outside

- a priority koala area and non-core habitat is not proposed to be protected by the new development assessment controls at all.
- g) The draft Strategy proposes to undertake a collaborative approach and partnerships but does not provide any detail on the form of these collaborations for consideration by local governments.
 - h) The draft Strategy acknowledges that exact numbers of koalas are undetermined across SEQ but provides no details on a methodology for koala surveys or locations. It does not indicate whether the State Government's survey methods will complement comprehensive population surveys already undertaken by local governments such as Redland City Council.
 - i) The draft Strategy identified that there needs to be clear criteria for what is being measured as a sustainable koala population but provides no detail on how this will be measured, or the processes for adaptive management. Council officers consider it vital for the State Government to articulate how stronger coordination between local governments, the State Government and researchers will be achieved.
 - j) The draft Strategy has numerous ambiguous statements including the suggestion that it will direct actions to areas where there is the *"highest likelihood of success in koala conservation"*, and attributes this goal to the selection of KPAs. However, this appears contradictory when focussing koala conservation efforts. Redland City retains primary high-value habitat areas which supports higher koala carrying capacities, including scattered trees throughout the city, than many other areas within SEQ. Therefore, the stated criteria, *"given the importance of the most suitable habitat for koalas sustains higher densities of koala populations, it is imperative that there is no further net loss of remaining habitat, and that protection and restoration should be prioritised,"* should see more State Government investment for Redland City as a priority KPA. There is limited reference within the draft Strategy to address how significant conservation efforts will be directed at koala populations that live within fragmented urbanised regions, regardless of the higher habitat values to be protected and restored.
 - k) The draft Strategy sets some arbitrary targets such as a 25% reduction in koala injury or mortality across 10 key sites where threat mitigation measures are to be implemented. There are no details on how this will be executed or indeed how this will be measured, or more importantly the relevance of this target to sustaining populations across SEQ.
 - l) There is limited mention in the draft Strategy to address koala disease – the primary cause of koala population decline (after habitat loss). Equally important, with a considerable focus on preserving large connected bushland areas for koala conservation, there is no mention of fire management.
 - m) The draft Strategy refers frequently to 'safe movement' of koalas but there is no detail of what this constitutes or what it will mean for landholders.
 - n) Map legends in the draft Strategy are not legible, therefore appropriate evaluation of the map information cannot be undertaken until appropriate mapping is available.
 - o) There is a need for clarification on specifics of terminology regarding references to habitat within the draft Strategy.

STRATEGIC IMPLICATIONS

The draft Strategy provides an outline only of what the State Government hopes to implement over the five-year life of this Strategy – most of the named action areas lack detail on execution, approach, proposed outcomes and funding.

The primary focus towards development of KPAs has significant shortfalls for urban koala populations as it seeks to favour large bushland areas over smaller bushland areas regardless of whether viable koala populations exist. This has enormous implications for urban and peri-urban koala populations.

For example, by discounting the significantly higher quality habitat areas found in the Redland City, Moreton Bay and Gold Coast regions the draft Strategy fails to deliver on some of its core priorities i.e. *“Given the importance of the most suitable habitat for koalas (as it has the ability to sustain higher carrying capacities) it is imperative that there is no further net loss of remaining habitat”*. Protection and restoration should be prioritised for these areas where there is *“the highest likelihood of success for koala conservation”*.

It is important to note research shows that urban koalas play a significant role in dispersing their young into bushland which bolster those less productive habitat areas i.e. areas west of the fertile coastal soil. In fact, urban koalas may well be the crucial difference in maintaining and sustaining koalas up and down the east coast where bushland populations have been decimated by fire.

Further considerations regarding regulatory reforms are yet to be fully defined by the State Government and this may have implications for Redland City Council.

Legislative Requirements

There is no legislative requirement to provide the State Government with a submission during the public consultation on the draft Strategy.

Risk Management

The risks of not providing the State Government with a submission to address identified concerns in the proposed draft *SEQ Koala Conservation Strategy 2019-2024* include:

- Negative community perception of inaction by Council on koala conservation.
- An ability to effectively contribute to refining the draft Strategy to address concerns held by Council, including consistency with Council’s own *Koala Conservation Strategy 2016*.

Financial

There are no direct financial implications in providing a submission on the draft Strategy. People

There are no people implications as a result of this report. The submission will be provided by the Environment and Education Unit.

Environmental

Providing a submission on the draft Strategy seeks to improve the effectiveness of the proposed State Government response to koala conservation. Improvements to the final Strategy adopted by the State Government will potentially provide significant benefits for a wide range of other native species and ecological communities which also share the koala’s habitat.

Social

The koala is an iconic species that is highly valued by the Redlands Coast community.

Human Rights

There are no human rights implications with this report.

Alignment with Council's Policy and Plans

This report aligns with a number of Council policies and plans. These primarily include:

- Healthy Natural Environment outcomes of the Corporate Plan 2018-2023 including “*threatened species are maintained and protected, including the vulnerable koalas species*”.
- Natural Environment Policy (POL 3128) commits Council to protect, enhance and restore the natural values of the City that include koalas and other native animal and plant populations and habitats.
- *Redland Koala Conservation Strategy 2016* that aims to retain a viable koala population and conserve and manage suitable habitat both on the mainland areas and North Stradbroke Island.
- City Plan – strategic framework that seeks development to be carefully managed to protect significant habitats, wildlife corridors, ecological functions and scenic landscapes.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Strategic Planning Officer/s	18 December 2019 10 January 2020	Prepared submission to DES proposed Koala Habitat Mapping. Provided feedback in regards content of report.
Project Officer Koala Conservation Project	9 December 2019 to 10 January 2020	Ongoing contribution to drafting report and expert comments in regards content of draft Strategy.
Service Manager Environment and Education	10 January 2020	Review of content of report.
Acting Group Manager City Planning and Assessment	10 January 2020	Review of content of report.

OPTIONS

Option One

That Council resolves to authorise the Chief Executive Officer to make a submission to the Department of Environment and Science on the Draft *South East Queensland Koala Conservation Strategy 2019-2024* based on the following:

1. Council supports the adoption of a South East Queensland (SEQ) Koala Conservation Strategy aimed to provide strategic direction for the long term protection of a sustainable koala population in SEQ and, in particular, that the draft Strategy is seeking to address a wide range of issues that impact koala conservation based on the recommendations made by the Koala Expert Panel in 2017.
2. In its current form, the draft Strategy lacks detail and requires significant further clarification on how the final Strategy will stimulate and retain sustainable koala populations, with it being evident that substantial additional research and review is still required to be undertaken by the State Government to deliver on stated programs and actions contained within the draft Strategy.

3. The timing of the release of the draft Strategy and the draft SEQ Koala Habitat Map coincided with the December 2019 and January 2020 holiday period. The consultation period, combined with a lack of supporting reform and proposed regulatory change information, makes it difficult to comprehensively comment on the likely effectiveness of the draft Strategy.
4. Council's *Koala Conservation Strategy 2016* has put in place a range of programs and actions that align with many potential future actions identified in the draft Strategy. In order to have an immediate impact on koala conservation within Redland City – and to activate the actions proposed by the State Government – support through recognition, funding and partnering on Council's current koala conservation program will deliver the most significant benefit.
5. Specific issues to be addressed:
 - a) A request to detail funding to be made available to support the programs and actions listed within the draft Strategy, including specific funding to be made available to local governments to expand existing koala conservation programs.
 - b) Total nominated Koala Priority Areas (KPAs) areas equate to more than approximately 570, 000 ha that includes approximately 300,000 ha of core koala habitat across South East Queensland. While the draft Strategy proposes to prohibit clearing of 300,000 ha of core koala in KPAs, a range of exemptions apply. Until further clarification is provided to local governments regarding any amendments to State Government codes, planning frameworks and the offsets policy, it remains unclear on how local governments will need to respond and to what effect the final Strategy will have in protecting koalas in their remaining habitat.
 - c) The nominated land area for rehabilitation is considered minimal in contrast to the land identified as being suitable for restoration of koala habitat. Therefore an increase in the target of land rehabilitation should be considered in order to make a more effective contribution to increasing koala habitat. Details should also be provided in regards to location, anticipated investment and standards of rehabilitation.
 - d) Given the reduction in koala habitat in Redland City, as highlighted in the 18 December 2019 report to Council on koala mapping, it is not clear how the proposed actions identified in the draft Strategy and the proposed mapping will support a sustainable koala population specifically within the urban/peri-urban areas. The draft Strategy does not adhere to the recommended action of the Koala Expert Panel to *"Ensure that locally significant koala habitat, not captured by state mapping, or not in identified priority areas for koalas, can still be protected through local government planning schemes"*.
 - e) The draft Strategy proposes to undertake a collaborative approach and partnerships, but does not provide any detail on the form of these collaborations for consideration by local governments.
 - f) The draft Strategy acknowledges that exact numbers of koalas are undetermined across SEQ but provides no details on a methodology for koala surveys or locations. The draft Strategy also identified that there needs to be clear criteria for what is being measured as a sustainable koala population but provides no detail on how this will be measured, or the processes for adaptive management. Council considers it vital for the State Government to

articulate how stronger coordination between local governments, the State Government and researchers will be achieved.

- g) Redland City retains significant primary high-value habitat areas which supports higher koala carrying capacities, including scattered trees throughout the city, than many other areas within SEQ. Therefore, the stated criteria, *“given the importance of the most suitable habitat for koalas sustains higher densities of koala populations, it is imperative that there is no further net loss of remaining habitat, and that protection and restoration should be prioritised”*, should see more area(s) of Redland City identified as a priority KPA. The draft Strategy does not adequately address the significant conservation efforts being directed at koala populations that live within the fragmented urbanised regions, which generally contain higher habitat values.
- h) The draft Strategy sets arbitrary targets such as a 25% reduction in koala injury or mortality across 10 key sites where threat mitigation measures are to be implemented. There are no details on how this will be executed or measured, or rationale on the relevance of this target to sustaining populations across SEQ. Details are required around why these targets are appropriate and how success will be measured.
- i) The draft Strategy does not adequately address disease – the primary cause of declining koala populations (after habitat loss). It is considered necessary that the final Strategy better address disease including specific programs and actions.
- j) The draft Strategy has a considerable focus on preserving large connected bushland areas for koala conservation however there is no mention of fire management as a threat to koala populations as well as associated benefits for community safety.
- k) The draft Strategy has a number of miscellaneous issues concerning matters such as legibility of mapping, meanings and definitions of terms used and ambiguous meanings, which require clarification to ensure the final Strategy has clear and definable statements that inform proposed programs and actions.

Option Two

That Council resolves to authorise the Chief Executive Officer to make a submission to the Department of Environment and Science on the Draft *South East Queensland Koala Conservation Strategy 2019–2024* based on the following, subject to any additional matters or amendments:

1. Council supports the adoption of a South East Queensland (SEQ) Koala Conservation Strategy aimed to provide strategic direction for the long term protection of a sustainable koala population in SEQ and, in particular, that the draft Strategy is seeking to address a wide range of issues that impact koala conservation based on the recommendations made by the Koala Expert Panel in 2017.
2. In its current form, the draft Strategy lacks detail and requires significant further clarification on how the final Strategy will stimulate and retain sustainable koala populations, with it being evident that substantial additional research and review is still required to be undertaken by the State Government to deliver on stated programs and actions contained within the draft Strategy.
3. The timing of the release of the draft Strategy and the draft SEQ Koala Habitat Map coincided with the December 2019 and January 2020 holiday period. The consultation period, combined

with a lack of supporting reform and proposed regulatory change information, makes it difficult to comprehensively comment on the likely effectiveness of the draft Strategy.

4. Council's *Koala Conservation Strategy 2016* has put in place a range of programs and actions that align with many potential future actions identified in the draft Strategy. In order to have an immediate impact on koala conservation within Redland City – and to activate the actions proposed by the State Government – support through recognition, funding and partnering on Council's current koala conservation program will deliver the most significant benefit.
5. Specific issues to be addressed:
 - a) A request to detail funding to be made available to support the programs and actions listed within the draft Strategy, including specific funding to be made available to local governments to expand existing koala conservation programs.
 - b) Total nominated Koala Priority Areas (KPAs) areas equate to more than approximately 570,000 ha that includes approximately 300,000 ha of core koala habitat across South East Queensland. While the draft Strategy proposes to prohibit clearing of 300,000 ha of core koala in KPAs, a range of exemptions apply. Until further clarification is provided to local governments regarding any amendments to State Government codes, planning frameworks and the offsets policy, it remains unclear on how local governments will need to respond and to what effect the final Strategy will have in protecting koalas in their remaining habitat.
 - c) The nominated land area for rehabilitation is considered minimal in contrast to the land identified as being suitable for restoration of koala habitat. Therefore an increase in the target of land rehabilitation should be considered in order to make a more effective contribution to increasing koala habitat. Details should also be provided in regards to location, anticipated investment and standards of rehabilitation.
 - d) Given the reduction in koala habitat in Redland City, as highlighted in the 18 December 2019 report to Council on koala mapping, it is not clear how the proposed actions identified in the draft Strategy and the proposed mapping will support a sustainable koala population specifically within the urban/peri-urban areas. The draft Strategy does not adhere to the recommended action of the Koala Expert Panel to *"Ensure that locally significant koala habitat, not captured by state mapping, or not in identified priority areas for koalas, can still be protected through local government planning schemes"*.
 - e) The draft Strategy proposes to undertake a collaborative approach and partnerships, but does not provide any detail on the form of these collaborations for consideration by local governments.
 - f) The draft Strategy acknowledges that exact numbers of koalas are undetermined across SEQ but provides no details on a methodology for koala surveys or locations. The draft Strategy also identified that there needs to be clear criteria for what is being measured as a sustainable koala population but provides no detail on how this will be measured, or the processes for adaptive management. Council considers it vital for the State Government to articulate how stronger coordination between local governments, the State Government and researchers will be achieved.

- g) Redland City retains significant primary high-value habitat areas which supports higher koala carrying capacities, including scattered trees throughout the city, than many other areas within SEQ. Therefore, the stated criteria, *“given the importance of the most suitable habitat for koalas sustains higher densities of koala populations, it is imperative that there is no further net loss of remaining habitat, and that protection and restoration should be prioritised”*, should see more area(s) of Redland City identified as a priority KPA. The draft Strategy does not adequately address the significant conservation efforts being directed at koala populations that live within the fragmented urbanised regions, which generally contain higher habitat values.
- h) The draft Strategy sets arbitrary targets such as a 25% reduction in koala injury or mortality across 10 key sites where threat mitigation measures are to be implemented. There are no details on how this will be executed or measured, or rationale on the relevance of this target to sustaining populations across SEQ. Details are required around why these targets are appropriate and how success will be measured.
- i) The draft Strategy does not adequately address disease – the primary cause of declining koala populations (after habitat loss). It is considered necessary that the final Strategy better address disease including specific programs and actions.
- j) The draft Strategy has a considerable focus on preserving large connected bushland areas for koala conservation however there is no mention of fire management as a threat to koala populations as well as associated benefits for community safety.
- k) The draft Strategy has a number of miscellaneous issues concerning matters such as legibility of mapping, meanings and definitions of terms used and ambiguous meanings, which require clarification to ensure the final Strategy has clear and definable statements that inform proposed programs and actions.

Option Three

That Council resolves not to make a submission to the Department of Environment and Science on the Draft *South East Queensland Koala Conservation Strategy 2019-2024*.

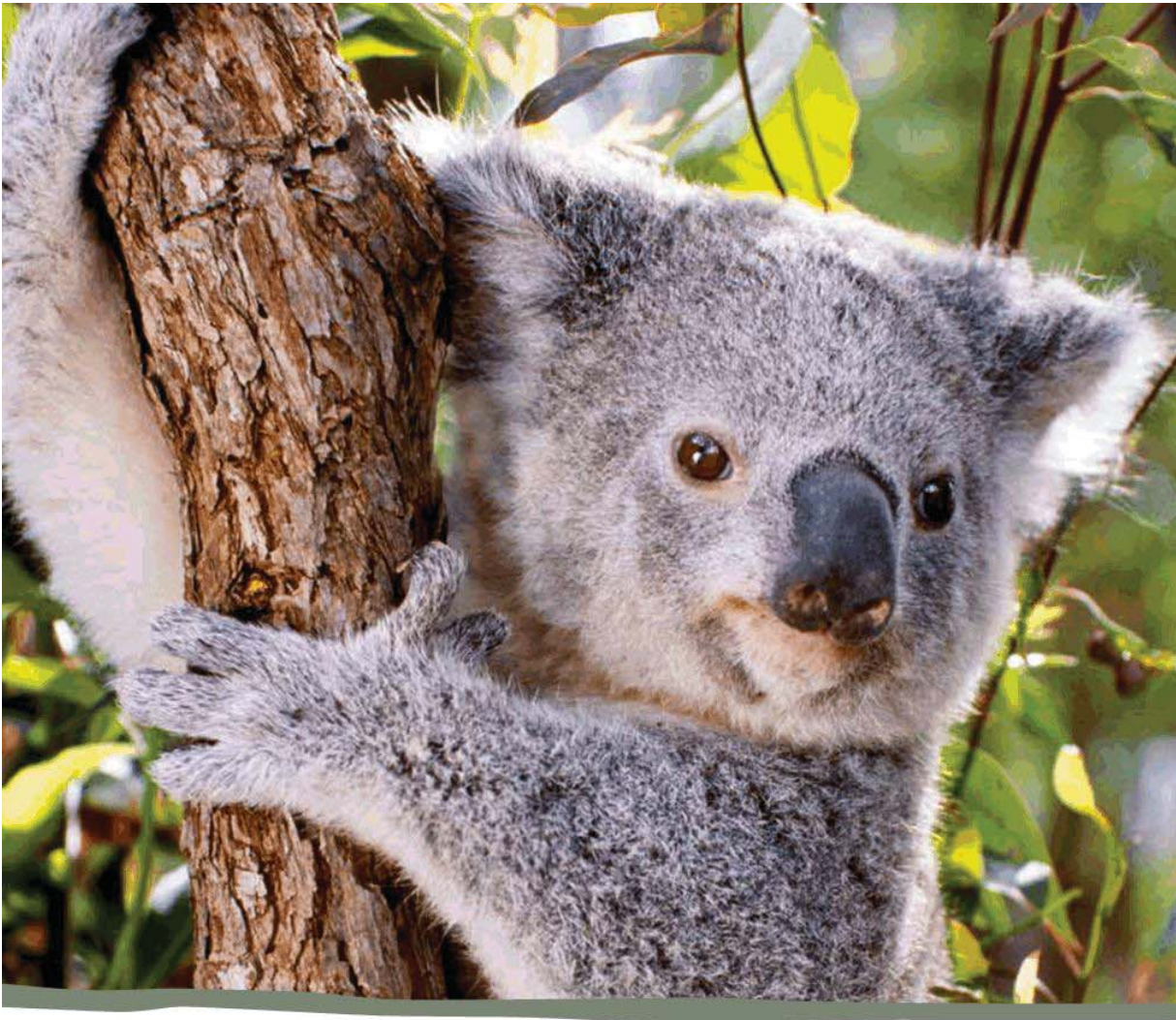
OFFICER'S RECOMMENDATION

That Council resolves to authorise the Chief Executive Officer to make a submission to the Department of Environment and Science on the Draft *South East Queensland Koala Conservation Strategy 2019-2024* based on the following:

1. Council supports the adoption of a South East Queensland (SEQ) Koala Conservation Strategy aimed to provide strategic direction for the long term protection of a sustainable koala population in SEQ and, in particular, that the draft Strategy is seeking to address a wide range of issues that impact koala conservation based on the recommendations made by the Koala Expert Panel in 2017.
2. In its current form, the draft Strategy lacks detail and requires significant further clarification on how the final Strategy will stimulate and retain sustainable koala populations, with it being evident that substantial additional research and review is still required to be undertaken by the State Government to deliver on stated programs and actions contained within the draft Strategy.
3. The timing of the release of the draft Strategy and the draft SEQ Koala Habitat Map coincided with the December 2019 and January 2020 holiday period. The consultation period, combined with a lack of supporting reform and proposed regulatory change information, makes it difficult to comprehensively comment on the likely effectiveness of the draft Strategy.
4. Council's *Koala Conservation Strategy 2016* has put in place a range of programs and actions that align with many potential future actions identified in the draft Strategy. In order to have an immediate impact on koala conservation within Redland City – and to activate the actions proposed by the State Government – support through recognition, funding and partnering on Council's current koala conservation program will deliver the most significant benefit.
5. Specific issues to be addressed:
 - a) A request to detail funding to be made available to support the programs and actions listed within the draft Strategy, including specific funding to be made available to local governments to expand existing koala conservation programs.
 - b) Total nominated Koala Priority Areas (KPAs) areas equate to more than approximately 570, 000 ha that includes approximately 300,000 ha of core koala habitat across South East Queensland. While the draft Strategy proposes to prohibit clearing of 300,000 ha of core koala in KPAs, a range of exemptions apply. Until further clarification is provided to local governments regarding any amendments to State Government codes, planning frameworks and the offsets policy, it remains unclear on how local governments will need to respond and to what effect the final Strategy will have in protecting koalas in their remaining habitat.
 - c) The nominated land area for rehabilitation is considered minimal in contrast to the land identified as being suitable for restoration of koala habitat. Therefore an increase in the target of land rehabilitation should be considered in order to make a more effective contribution to increasing koala habitat. Details should also be provided in regards to location, anticipated investment and standards of rehabilitation.
 - d) Given the reduction in koala habitat in Redland City, as highlighted in the 18 December

2019 report to Council on koala mapping, it is not clear how the proposed actions identified in the draft Strategy and the proposed mapping will support a sustainable koala population specifically within the urban/peri-urban areas. The draft Strategy does not adhere to the recommended action of the Koala Expert Panel to *“Ensure that locally significant koala habitat, not captured by state mapping, or not in identified priority areas for koalas, can still be protected through local government planning schemes”*.

- e) The draft Strategy proposes to undertake a collaborative approach and partnerships, but does not provide any detail on the form of these collaborations for consideration by local governments.
- f) The draft Strategy acknowledges that exact numbers of koalas are undetermined across SEQ but provides no details on a methodology for koala surveys or locations. The draft Strategy also identified that there needs to be clear criteria for what is being measured as a sustainable koala population but provides no detail on how this will be measured, or the processes for adaptive management. Council considers it vital for the State Government to articulate how stronger coordination between local governments, the State Government and researchers will be achieved.
- g) Redland City retains significant primary high-value habitat areas which supports higher koala carrying capacities, including scattered trees throughout the city, than many other areas within SEQ. Therefore, the stated criteria, *“given the importance of the most suitable habitat for koalas sustains higher densities of koala populations, it is imperative that there is no further net loss of remaining habitat, and that protection and restoration should be prioritised”*, should see more area(s) of Redland City identified as a priority KPA. The draft Strategy does not adequately address the significant conservation efforts being directed at koala populations that live within the fragmented urbanised regions, which generally contain higher habitat values.
- h) The draft Strategy sets arbitrary targets such as a 25% reduction in koala injury or mortality across 10 key sites where threat mitigation measures are to be implemented. There are no details on how this will be executed or measured, or rationale on the relevance of this target to sustaining populations across SEQ. Details are required around why these targets are appropriate and how success will be measured.
- i) The draft Strategy does not adequately address disease – the primary cause of declining koala populations (after habitat loss). It is considered necessary that the final Strategy better address disease including specific programs and actions.
- j) The draft Strategy has a considerable focus on preserving large connected bushland areas for koala conservation however there is no mention of fire management as a threat to koala populations as well as associated benefits for community safety.
- k) k) The draft Strategy has a number of miscellaneous issues concerning matters such as legibility of mapping, meanings and definitions of terms used and ambiguous meanings, which require clarification to ensure the final Strategy has clear and definable statements that inform proposed programs and actions.



Draft South East Queensland Koala Conservation Strategy 2019–2024

#31503 | 1019



© State of Queensland, 2019.

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons Attribution 3.0 Australia (CC BY) licence.



Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms. You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

For more information on this licence, visit <https://creativecommons.org/licenses/by/3.0/au/deed.en>.

#31903 | 1019



Contents

Minister’s foreword 2

Vision..... 3

Introduction 4

Government actions in progress..... 7

Proposed future actions..... 12

Targets..... 13

1. Strategic coordination 15

2. Habitat protection..... 17

3. Habitat restoration for koalas..... 21

4. Threat management..... 24

5. Community engagement 28

6. Improved mapping, monitoring, research and reporting 30

Have your say on this draft strategy..... 33

Minister's foreword

The koala is the quintessential Australian animal; a species of state, national and international importance—a natural and cultural heritage icon.

In Queensland, the greatest concentration of koalas is in South East Queensland where they compete for space with a rapidly growing population and high demand for development. As well as habitat loss, they face threats from vehicle strikes, dog attacks and disease.

Safeguarding the survival of koala populations and habitat amid our state's growing South East is a complex task—but one that must be addressed. The Queensland Government is committed to protecting koalas and appointed the Koala Expert Panel to provide advice on their future protection.

The South East Queensland Koala Conservation Strategy outlines how the Government is delivering on the Panel's six recommendations for improving koala conservation measures.

It is essential that we do not lose any more of the best quality koala habitat. As a core part of this Strategy, the Queensland Government has introduced new mapping of koala habitat across South East Queensland.



The identification of Koala Priority Areas will allow us to direct Government investment and other actions—such as restoration and threat mitigation—in places where they have the highest likelihood of success for koala conservation.

The Strategy also proposes new ways that we can further protect koalas through strategic coordination, habitat restoration, threat mitigation and community action.

I invite comments from all Queenslanders on this Strategy. Submissions can be made online at www.qld.gov.au/SEQkoalas.

This Strategy is an important step to delivering a strong coordinated approach to koala conservation in South East Queensland.

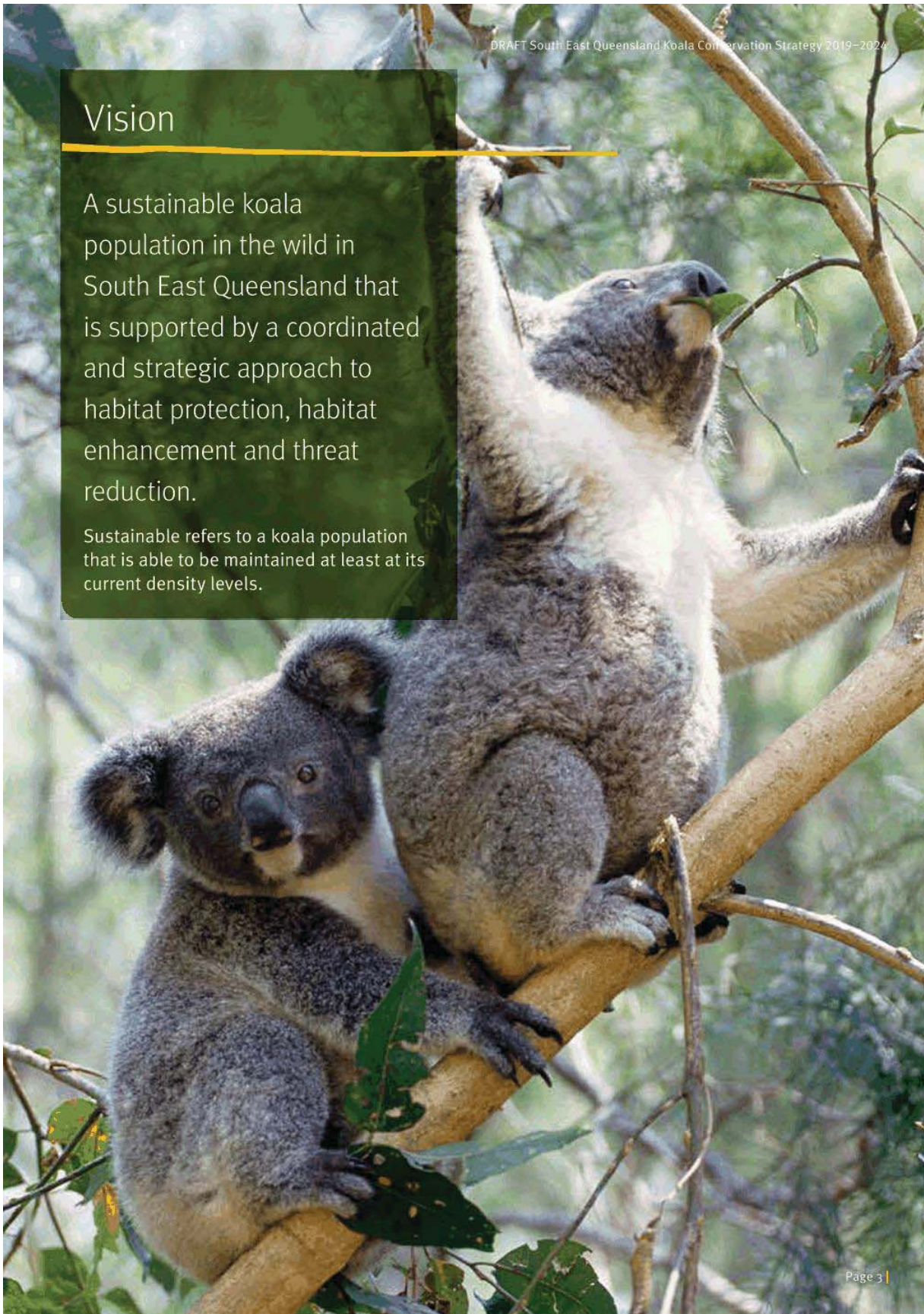
Leeanne Enoch MP

Minister for Environment and the Great Barrier Reef
Minister for Science and Minister for the Arts

Vision

A sustainable koala population in the wild in South East Queensland that is supported by a coordinated and strategic approach to habitat protection, habitat enhancement and threat reduction.

Sustainable refers to a koala population that is able to be maintained at least at its current density levels.



Introduction

In Queensland, the greatest concentration of koalas is in South East Queensland (SEQ), where they now compete for space with a rapidly growing human population. Three quarters (74%) of core koala habitat has already been cleared in SEQ¹ since 1960 and the species is now listed as vulnerable.²

While habitat loss is the most significant problem affecting koalas in SEQ, it needs to be addressed in conjunction with other factors such as disease management, traffic, dog attacks and effective rescue and rehabilitation programs.

The draft *South East Queensland Koala Conservation Strategy 2019–2024* is underpinned by a proposal to direct investment to areas where there is the highest likelihood of success for koala conservation. Focusing on a coordinated approach to habitat protection, restoration and threat mitigation actions, it strikes the right balance between necessary development and koala conservation.

The draft Strategy proposes new ways we can further protect koalas into the future and has been developed in consultation with representatives from the conservation, building and development sectors, Traditional Owners and First Nations peoples, state and local government, through the Koala Advisory Council (KAC), to outline the actions needed to improve koala conservation.

Your feedback on this draft Strategy will inform the development of future policies, legislation and management actions. The Strategy will also draw upon meetings, workshops and other consultation measures with local government representatives and key stakeholders to ensure a collaborative and balanced approach.

The Queensland Government invites comments from all Queenslanders on the proposed actions in this draft Strategy. Submissions can be made online at the Queensland Government's Get Involved website (www.qld.gov.au/SEQkoalas).

The plight of the Queensland koala

Koalas are widely distributed across Queensland, with a nationally significant population in SEQ.

The Queensland Government has been monitoring koalas in SEQ for more than 20 years and in this time has amassed considerable data on koala distribution, density and demographic parameters.³

The South East Queensland Koala Population Modelling Study, presented to the Queensland Government, highlighted an 80% decline in koala population densities along the 'Koala Coast' (Wellington Point to the Logan River) and 54% decline in koala population densities in the Pine Rivers region between 1996 and 2014.³

This decline is the result of a number of factors, with habitat loss being the most significant. During this same period, Greater Brisbane's population increased at a rate faster than any capital city in Australia, growing by 40%.

The best habitat for koalas, with rich fertile soil for producing eucalyptus trees, are the areas that are also preferred for human settlement, agriculture and industry, this illustrates the competition for land in SEQ.

Current projections indicate the human population of SEQ will rise by two million people (to a total of 5.3 million) by 2041. This creates the need for, on average, more than 30,000 new dwellings each year.

¹ Biodiversity Assessment Team, Queensland Herbarium, Department of Environment and Science.

² Queensland's *Nature Conservation Act 1992* (NC Act), and the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

³ Rhodes, J.R., H. Beyer, H. Preece, and C. McAlpine. 2015. *South East Queensland Koala Population Modelling Study*. Uniquist, Brisbane, Australia.



Given the importance of the most suitable habitat for koalas (as it has the ability to sustain higher densities of koala populations) it is imperative that there is no further net loss of remaining habitat. Protection and restoration should be prioritised for these areas.

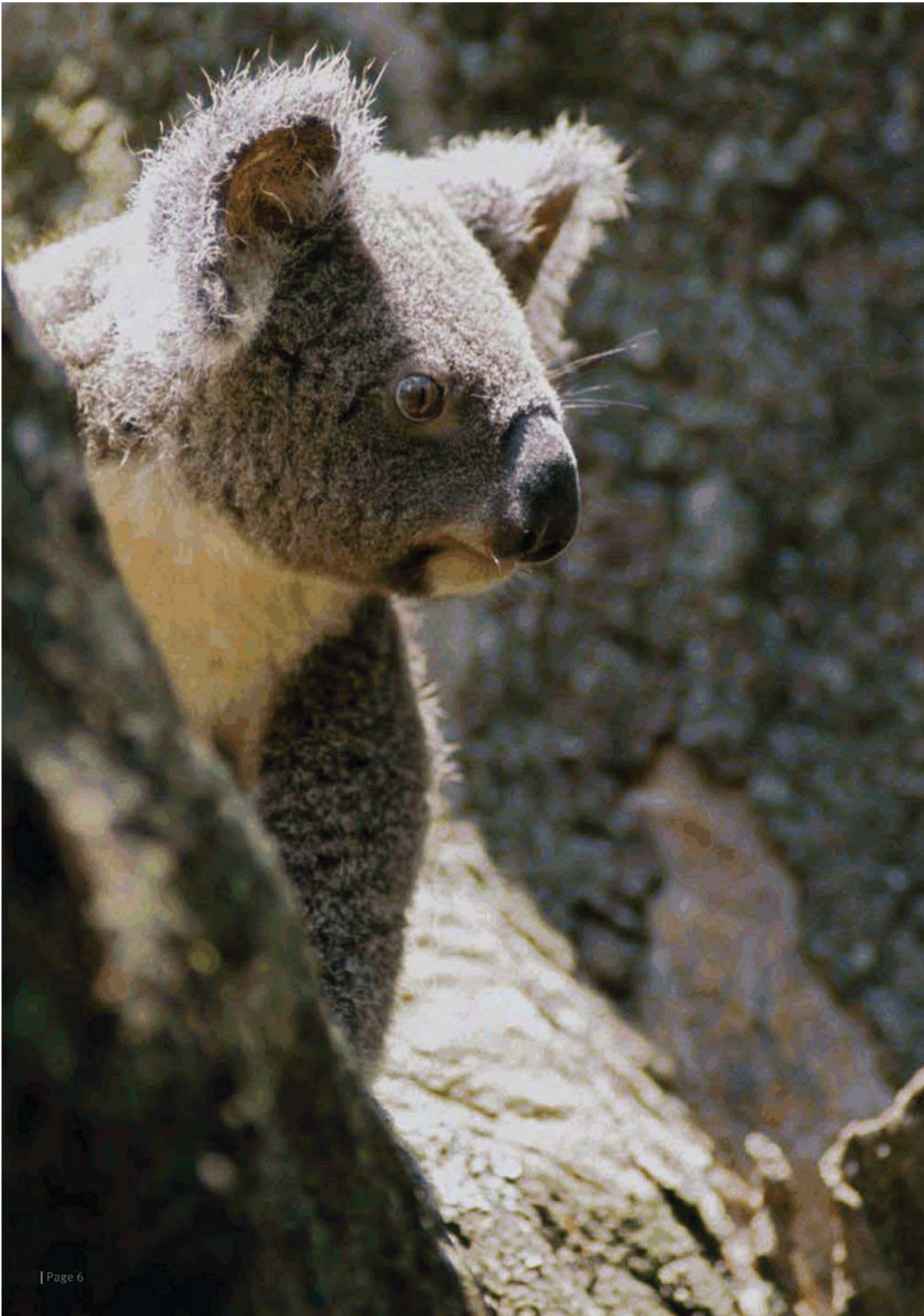
The Koala Expert Panel

In response to community concern about the rapid decline of koalas the Queensland Government appointed the Koala Expert Panel (KEP) in July 2016 to provide government with recommendations on the most appropriate and realistic actions to address the decline in, and ensure the persistence of, koala populations in the wild across SEQ.

The KEP, made up of experts in ecology, wildlife management, and planning and environment law, made six recommendations with supporting actions. The Queensland Government Response to the KEP report, committed to implementing all six recommendations and this draft Strategy outlines the proposed actions that respond to each recommendation.

The recommendations of the KEP were for:

1. A strategic and coordinated approach to koala conservation.
2. Ensure koala habitat is protected.
3. Strategic and landscape-scale koala habitat restoration.
4. Coordinated threat reduction and koala population management.
5. Strong community partnerships and engagement.
6. Targeted mapping, monitoring, research and reporting.





Government actions in progress

Achieving the vision of a sustainable koala population in the wild in SEQ requires a strategic commitment to the protection and expansion of koala habitat, and effective threat mitigation actions.

The government must be proactive and has already begun this work, implementing key reforms that will serve as the foundation of future actions:

- creating a Koala Advisory Council to coordinate, provide advice and ensure transparency and accountability
- developing new spatial modelling for koala habitat in SEQ
- defining Koala Priority Areas (KPA) to identify the optimum areas for koala habitat conservation and preparing changes to the SEQ planning framework to support this.

The fundamental principle behind the government's new approach for the delivery of koala conservation measures is the coordinated and strategic delivery of habitat protection, habitat restoration and threat mitigation actions. This approach differs from previous strategies, as it directs actions and policies to areas where there is the highest likelihood of success for koala conservation.

The Koala Advisory Council

The formation of the KAC was one of the recommendations made by the KEP and was essential to coordinate and provide advice to government on the development and implementation of this draft Strategy, including resourcing requirements, and to ensure transparency and accountability in decision making.

The KAC was appointed in 2018 to play a pivotal role in guiding and coordinating koala conservation effort by providing communication and collaboration pathways among state government departments, local governments, community organisations, non-government organisations and industry through:

1. providing advice to government on the preparation and implementation of the draft Strategy, including continuous improvement when the outcomes of the Strategy are evaluated

2. engaging stakeholders to support the delivery of the Strategy
3. ensuring transparency and accountability in government decision making by monitoring progress
4. evaluating the outcomes of the Queensland Government's monitoring and evaluation program and providing recommendations to ensure that government is on track to meet the targets, and endorsing the associated public report on changes to koala habitat over time
5. ensuring the long-term agenda for koala conservation is maintained
6. representing the views of stakeholder networks.

The KAC is chaired by Mr Mark Townend, former Chief Executive Officer, RSPCA Queensland, and membership includes representatives from Queensland Government departments, the Local Government Association of Queensland, non-government organisations and industry.

The KAC was instrumental in the development of this draft Strategy, upcoming planning reforms, and will continue to play a pivotal role in koala conservation in SEQ throughout the implementation of the final Strategy.

Spatial modelling for koala habitat in SEQ

The Queensland Government has developed state-of-the-art koala habitat mapping using advanced modelling techniques and its expertise in state-wide, comprehensive vegetation mapping. The new methodology, endorsed by the KEP, integrates a species distribution model with the Queensland Herbarium's regional ecosystem, mapping and validated koala occurrence records, to produce a comprehensive map that ranks koala habitat values across SEQ.

The new approach uses a set of key biophysical variables, associated with koala sightings, to construct a model linked to the regional ecosystem mapping.

Linking the new koala habitat mapping with the government's existing vegetation and land cover mapping allows the modelling to be updated and refined as new data becomes available.

Government actions in progress

The mapped koala habitat represents the best habitat for koalas, based on the combination of biophysical measures, suitable vegetation (for food and shelter) and koala occurrence records.

Based on the new modelling, the area of remnant and high-value regrowth koala habitat remaining in SEQ covers an area of 634,256 ha (Map B).

The new koala habitat mapping was developed to identify the habitat that koalas prefer based on vegetation type, expert analysis and modelling. Map C ranks the suitability of the different types of pre-clearing habitat for koalas and Map D, for current habitat.

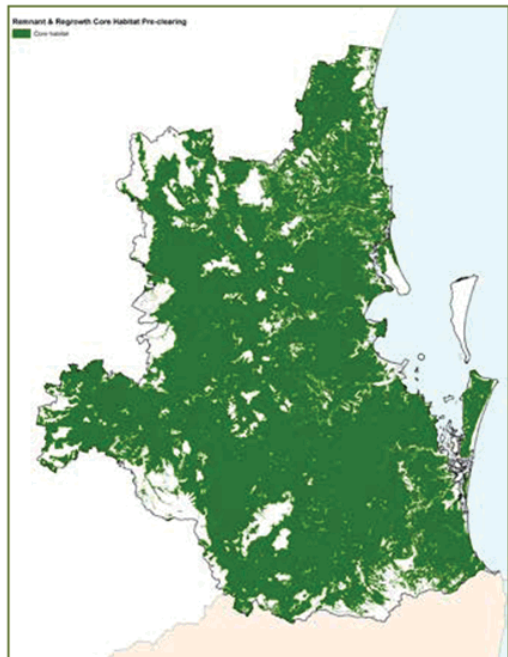
This state-of-the-art new koala habitat mapping was first introduced to update koala habitat regulated as Essential Habitat under the *Vegetation Management Act 1999* in December 2018. It identified an additional 190,000 ha of high quality koala habitat to be regulated to prevent the loss of biodiversity.

The habitat map produced by the new spatial modelling was the primary tool used to define KPA by identifying areas of high quality koala habitat, as well as areas where koala habitat could be restored through targeted conservation efforts.

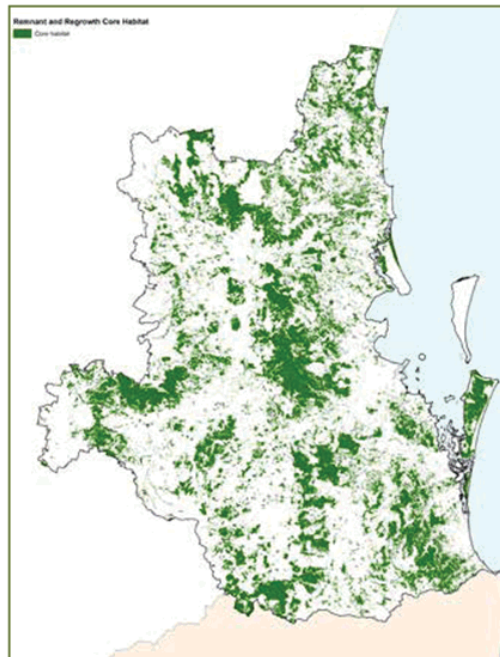
Koala Priority Areas

The Queensland Government is committed to implementing a single koala habitat map for SEQ, in accordance with the recommendations of the KEP. Koala habitat within KPA represents the best habitat suitable for sustaining populations of koalas.

KPA are large, connected areas that contain both koala habitat and restoration areas that will focus efforts for habitat protection, habitat restoration and threat mitigation actions to areas that have the highest likelihood of achieving conservation outcomes for koalas.



Map A: Pre-clearing (1960s) koala habitat extent



Map B: Remaining extent of remnant and high-value regrowth koala habitat



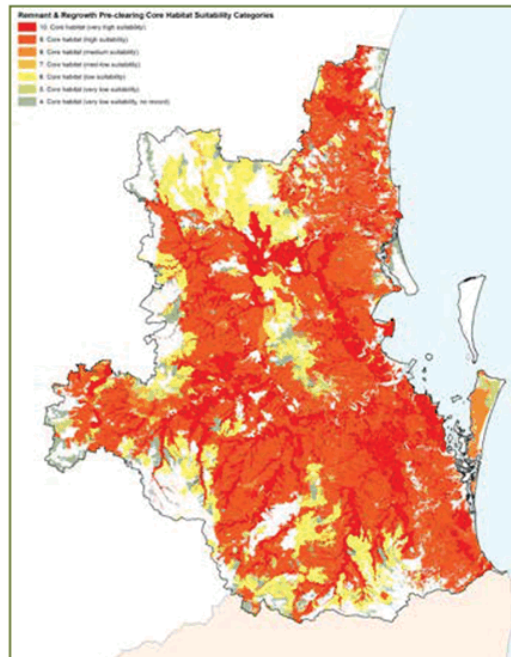
The Queensland Government intends to implement regulatory amendments to ensure KPA have the strictest clearing controls and are a focus for restoration actions to enhance existing protected habitat. The regulatory amendments will also protect koala habitat that is outside KPA.

The regulatory amendments will also provide details of specific exemptions for the controls on clearing koala habitat. Development will only be exempt from the controls on clearing koala habitat if it meets one of the specific exemptions.

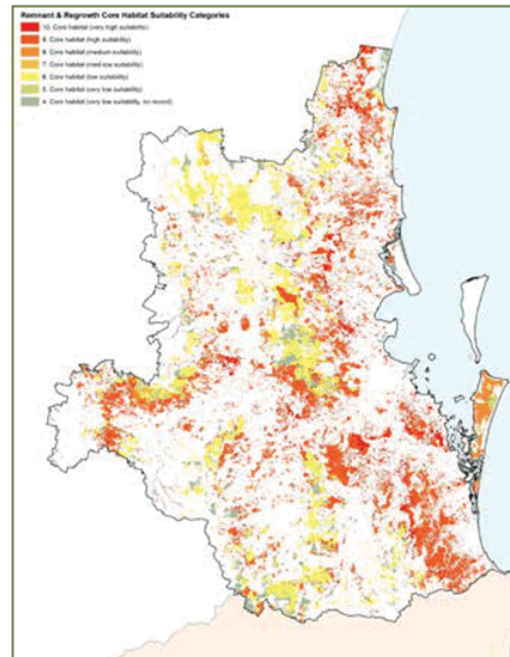
Both vegetation and koala habitat maps will be updated annually, allowing the Queensland Government to accurately identify the best quality koala habitat and track changes over time while also giving landholders certainty.

Map E illustrates the proposed Koala Conservation Plan map, including the location of the KPA, koala habitat areas, and locally refined koala habitat areas and encompasses both urban and rural koala populations.

The Koala Conservation Plan map has been released for community feedback. The map is based on the new modelling for koala habitat areas, and incorporates locally refined koala habitat areas, which have been nominated for protection in several local government areas.

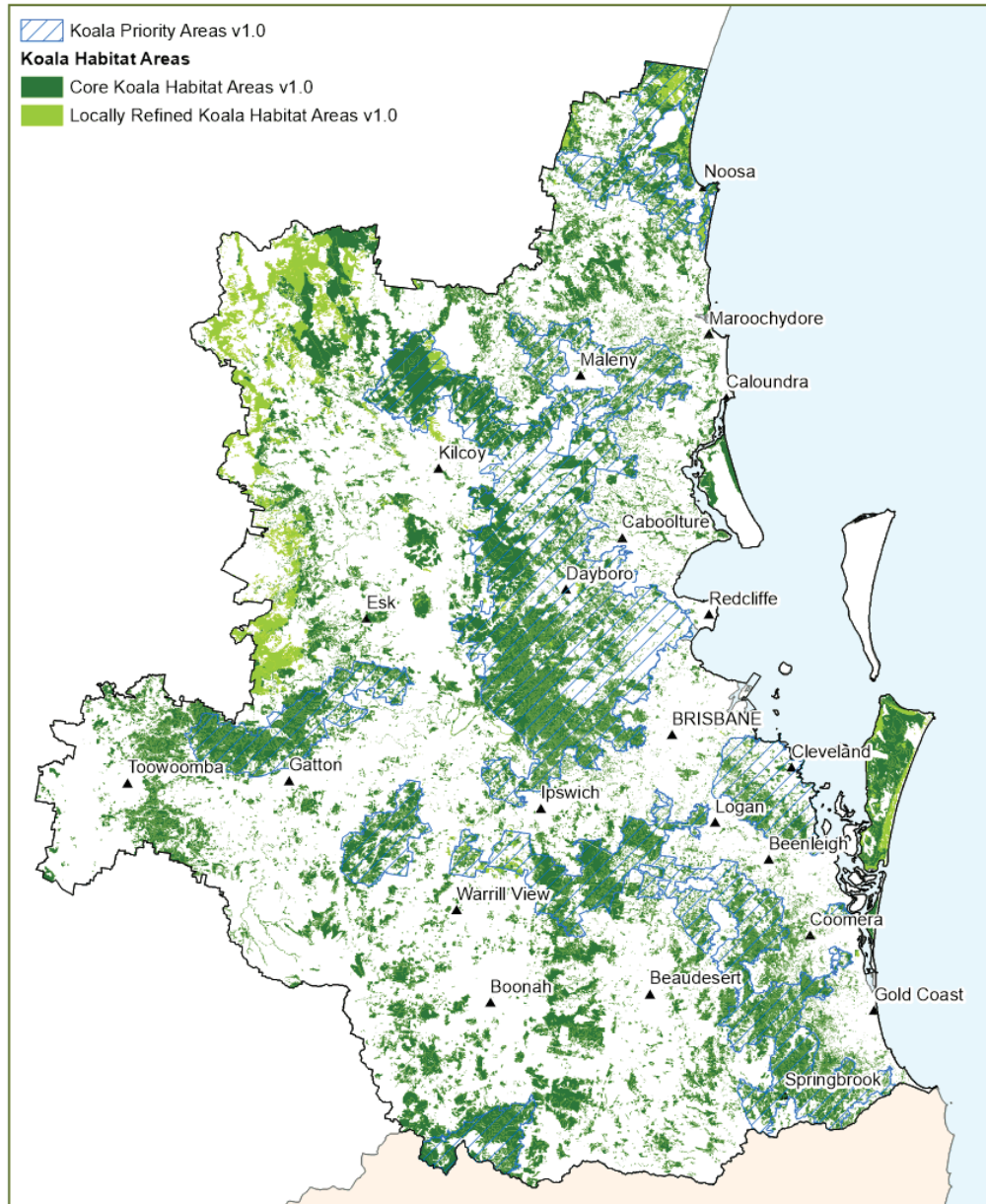


Map C: Pre-clearing koala habitat by suitability (1960s)



Map D: Remaining extent of remnant and high-value regrowth koala habitat by suitability

Government actions in progress



Map E: Proposed koala conservation plan map



Proposed future actions

The first priority for koala conservation in SEQ is to secure koalas in the wild through landscape-scale management focused on habitat protection and restoration, and complemented by threat mitigation actions to deliver a holistic response to reduce the pressures on SEQ's koala populations.

Community interest and engagement in the conservation of koalas is also vital to their preservation. This involves recognising both the cultural and economic importance of koalas. Developing community partnerships to deliver conservation projects is critical for achieving long-term koala conservation success and for enhancing the coordination of koala conservation initiatives across SEQ. Investing in community engagement for koala conservation has the added benefit of raising broader awareness of Queensland's threatened plants and animals and the need for protective measures.

The six areas for action outlined in this draft Strategy detail how the Queensland Government proposes to implement each of the six recommendations and associated objectives from *The Queensland Koala Expert Panel: A new direction for the conservation of koalas in Queensland*.

The KEP also provided recommendations about how the approach, outlined in this draft Strategy could be extended to the rest of Queensland (Appendix 1).

Each action area includes an illustration of the work underway or proposed actions to achieve the Queensland Government's objectives, as well as how they contribute to koala conservation targets.

Details on each action and how they align to the KEP recommendations are available at Appendix 2.

Targets

The Queensland Government is committed to undertaking strong action to address the threats to koala populations in SEQ, and has set ambitious targets for koala habitat, population trajectories and threat reduction for the life of this draft Strategy. This draft Strategy proposes ongoing monitoring of progress towards the targets, which will be reported annually to inform future actions. These actions are designed to be scalable so delivery can be managed subject to funding availability.

1. Koala habitat

The Queensland Government has already made the commitment of no net loss in koala habitat in *ShapingSEQ* South East Queensland Regional Plan. The Queensland Government will continue to monitor koala habitat in accordance with *ShapingSEQ*'s target of no net loss in koala habitat through its Measures that Matter online dashboard.

2. Koala habitat restoration

The Queensland Government proposes to broker further partnerships to **commence rehabilitation to restore 1000 ha** of cleared habitat in KPA in SEQ over the life of the Strategy. This will support existing investment by the Queensland Government, which is already investing \$2 million into establishing a five-year partnership agreement with the Queensland Trust for Nature to deliver on-ground koala habitat restoration in KPA. The estimated area of restoration is based on available funding.

3. Koala population

To meet the vision of the Strategy, it is necessary to ensure that koala populations in SEQ are healthy and persist across a variety of landscapes within the region. The Strategy sets out a clear plan to address the ongoing decline, however that reversal will be difficult to achieve within the life of the Strategy, and some short-term declines may remain. There has been no comprehensive study undertaken to determine the exact numbers of koalas in SEQ in recent years, so further surveys will be needed to set the target of **no long-term decline in koala population density at key, representative monitoring sites across SEQ**.

DRAFT South East Queensland Koala Conservation Strategy 2019–2024

1. Koala habitat

No decline in total area of core koala habitat in SEQ from 2017 levels

2. Koala habitat restoration

Commence rehabilitation to restore 1000 ha of cleared habitat

3. Populations

No long-term decline in koala population numbers in SEQ

4. Threat reduction

25% reduction of injury and mortality across ten sites

4. Threat reduction

The holistic approach provided in this draft Strategy recognises that, in order to maintain koala numbers, it is necessary to have a comprehensive threat mitigation strategy that addresses the ongoing losses and injury to koalas from vehicles, dogs and disease. To address the impacts of vehicle strikes, **the target is to reduce koala injury and mortality by 25% across 10 key road threat hotspots in SEQ, where threat mitigation measures are implemented**, within the life of the Strategy. Risk modelling and assessment, together with input from local landholders, will identify key sites. Other targets for threat reduction may be set, after a comprehensive threat map and threat mitigation program has been developed.

The following sections provide an overview of the strategies and actions that the government proposes to undertake to meet the targets and implement the recommendations of the Koala Expert Panel.



| Page 14



1. Strategic coordination

Objective: A strategic and coordinated approach to koala conservation

Mechanisms that enable the coordination of protection efforts across multiple levels of government, community, non-government organisations and industry are critical to achieve the long-term recovery and persistence of koalas in SEQ. Improving governance arrangements will ensure the coordination of koala conservation efforts, and provide opportunities for leveraging extra resources and capability to support management actions. This is particularly important given the high profile of koalas, and the relatively high level of investment in projects designed to promote their survival.

The Queensland Government proposes to take a collaborative approach to build the knowledge base in a number of areas, such as using koala hospital admission data to identify areas of high threat, and apply appropriate mitigation measures. Restoration efforts can also be enhanced by leveraging other habitat restoration initiatives, such as local government habitat restoration programs.

In addition to establishing the KAC, identifying a network of connected priority areas and setting targets for koala habitat and population trajectories, further proposed actions to support a strategic and coordinated response include

Koala Expert Panel recommendation:

Develop a mechanism for implementing a strategic action plan for koalas that ensures coordination across multiple levels of government, community, non-government organisations and industry to achieve the long-term recovery and persistence of koalas in SEQ.

actions such as developing a central web presence for koala conservation information, sharing research learnings through dedicated Koala Collab conferences and working with Indigenous Land and Sea Rangers to manage koala habitat.

Sharing knowledge online

The KEP identified the need for increased knowledge exchange by means of a multifaceted communication strategy. It is proposed that this is provided in part through the development of a central web presence for the collection of up-to-date data to assist decision makers, such as local governments and koala conservation groups, and will include koala hospital admissions data, interactive habitat mapping and results of Queensland Government-funded koala research.

Case study: The Yurol and Ringtail Project

In November 2017, the Queensland Government endorsed the Yurol and Ringtail project that will result in 2,400 ha of land within Yurol and Ringtail state forests transitioning to national park status over the next 10 years. The project, which was initiated by the Noosa Shire Council and Noosa Parks Association, will result in the state forests being converted to protected area tenure, and permanent protection for the corridor between Cooloola and Tewantin national parks.

The 2,400 ha will be rehabilitated through a \$3.5 million investment, jointly funded by the Queensland Government, Noosa Council and Noosa Parks Association. This collaborative initiative, the Noosa Koala Corridor Pilot, will rehabilitate koala habitat within the Noosa hinterland, enhancing and linking fragmented habitat. The approach used for this project is an example of how conservation gains can be achieved through partnerships across stakeholder groups.

1. Strategic coordination

A centralised website would provide an opportunity for stakeholders to share and access survey and monitoring data, and koala hospital admissions information. It would also provide transparency to the management activities that are being undertaken by the Queensland Government, and promote the work being done by others to identify new opportunities and promote community participation in monitoring and conservation activities.

The website would also contain information for koala carers such as regarding advances in treatment protocols.

'Koala Collab'

The Queensland Government invited veterinarians, rescue groups, policy makers and other interested parties to 'Koala Collab', a collaborative research outcomes sharing event at Lone Pine Koala Sanctuary's research facility, the Brisbane Koala Science Institute, on 19 July 2018.

Researchers presented their findings and answered questions as to how the findings can be practically translated into meaningful action.

Building on the success of the 2018 event, Koala Collab 2020 will present the findings of government-funded Koala Disease Research grant recipients and provide opportunities to share the results of the research with policy makers, veterinarians and conservation groups.

First Nations—Caring for koalas

The Queensland Government is proposing to develop guidance materials with Indigenous Land and Sea Rangers to help manage koala habitat. This will facilitate knowledge exchange between ranger groups and other land use managers on effective methods for caring for koalas and their habitats.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.





2. Habitat protection

Objective: Koala habitat is protected

Protecting koala habitat from the impacts of clearing is a fundamental requirement. The South East Queensland Koala Population Modelling Study revealed that, despite protection measures to date, the decline in peri-urban koala populations may be accelerating.⁴ This study concluded that the continuing decline is, in part, related to ongoing habitat loss in SEQ resulting from urbanisation, and that the current pattern of urban development is incompatible with viable koala populations.

Queensland has strong vegetation clearing laws, since the passing of the amendments to the *Vegetation Management Act 1999* in May 2018, however more improvements need to be made to a number of environmental and planning laws to ensure that koala conservation targets can be realised. This is particularly important as there is only 26% of remnant habitat, and 10% of the highest value remnant habitat, remaining in SEQ, compared to pre-clearing extent.

The KEP was supportive of the general structure of Queensland's land-use planning framework, it identified that it had generally been ineffective at sufficiently conserving koala habitat in SEQ.

Its recommended actions include the development of new assessment provisions for SEQ that address clearing requirements, reducing the number, scope and complexity of exemptions, and ensuring consistency in the approach to development assessment through a Queensland Government assessment role.

Prohibition of clearing koala habitat areas in Koala Priority Areas

The Queensland Government intends to introduce major reforms to the SEQ planning framework to ensure the protection of over 300,000 ha of koala habitat in KPA.

Koala Expert Panel recommendation:

Simplify and strengthen the planning framework to ensure the effective and consistent long-term protection of koala habitats across SEQ, and resource incentive and partnership mechanisms to protect koala habitat on private land.

These reforms include:

- prohibiting the clearing of koala habitat areas within a KPA, unless otherwise exempt
- assessing development on koala habitat areas within a KPA, where clearing is not proposed, to ensure other conservation outcomes, such as habitat quality protection and safe movement are achieved.

The clearing restrictions are proposed to apply to all koala habitat within a KPA, regardless of whether the area is inside or outside the urban footprint. The prohibition on clearing will make the government's intentions unambiguous, in its efforts to prevent the further loss of koala habitat in KPA.

Exemptions will apply, including for clearing for a development footprint up to 500 m², and clearing for firebreaks around buildings and structures. The exemptions are proposed to provide a balance between protecting koala habitat while still allowing for necessary property maintenance and safety.

Regulation for clearing koala habitat areas outside of Koala Priority Areas

In addition to the planned prohibition on clearing in KPA, an amended planning framework will also protect koala habitat in SEQ outside of KPA. It is anticipated that the Queensland Government will assess applications that involve clearing of koala habitat outside the KPA.

⁴ Rhodes, J.R., H. Beyer, H. Preece, and C. McAlpine. 2015. South East Queensland Koala Population Modelling Study. Uniquist, Brisbane, Australia.

2. Habitat protection

The planned amendments will also provide that, where a development requires clearing in a koala habitat outside a KPA, the 'avoid, minimise and offset' hierarchy will apply. Similar exemptions to those allowed in the KPA will apply.

A new state code for SEQ koala habitat will be developed to ensure that development in the region:

- delivers no net loss of koala habitat area
- maintains or improves connectivity within and between koala habitat to ensure safe koala movement
- is constructed and undertaken in such a way that does not increase the risk of injury to, or death of, koalas
- avoids, minimises and mitigates environmental impacts and provides an offset for significant unavoidable impacts.

The Queensland Environmental Offsets Policy will be amended to reflect the changes to the planning framework. The amendments will make the Queensland Government responsible for imposing offset conditions for koala habitat, in SEQ. Offsets may be delivered as either a financial settlement or as a land-based offset.

Financial settlement will be paid to the state's offset account, which is managed by the Department of Environment and Science which will coordinate the on-ground delivery. However, local governments will be encouraged to collaborate with the state to identify suitable offset areas.

If a proponent chooses a land-based offset, they will be required, under the existing offset multiplier, to conserve three new koala habitat trees for every one non-juvenile koala habitat tree impacted. This ratio may be adjusted in the future, in response to further consultation and scientific review.

The strategic placement of offsets will support the overall koala habitat protection and restoration targets.

Reducing the number, scope and complexity of exemptions

The KEP made a recommendation to reduce the scope and complexity of exemptions, as clearing for exempt activities has had an impact on koala habitat.

In particular, the KEP recommended removing, or reducing the impact, upon koala habitat, of exemptions under the Vegetation Management Act, particularly for:

- clearing for urban purposes in an urban area
- material change of use, or reconfiguration of a lot less than 5 ha.

The Queensland Government's planned koala conservation reform will not change the Vegetation Management Act, however these exemptions will not be replicated for impacts upon koala habitat areas, in line with KEP recommendations.

Some exemptions are proposed to apply, such as the ability to clear a development footprint up to 500 m², which is also allowed under the previous planning regulation. Other exemptions will include clearing for fire breaks, maintenance and other activities that are considered reasonable to allow landholders to live on, and manage, their properties, in line with existing regulation.

Consistency in the approach to development assessment

For development involving the clearing of koala habitat outside a KPA, it is proposed that the development will be assessed by the state government and 'avoid, mitigate and offset' requirements will apply. This assessment was previously a role of local government.

Under the planned amendments, development that doesn't involve clearing of koala habitat inside a KPA will be assessed by local government using new assessment benchmarks. The assessment benchmarks will help local government manage potential risks for proposed development close to koala habitat.

Assessment benchmarks will ensure that:

- development does not result in fragmentation of koala habitat (this may mean that the placement of buildings, structures or works is at least 50 m from the edge of koala habitat)
- the condition of koala habitat is not impacted by factors such as changes to soil condition, or the introduction of weeds or pests
- the development allows safe movement of koalas.



A new code in the State Development Assessment Provisions will be introduced to provide the criteria for assessing clearing of koala habitat areas that are:

- outside of KPA
- for an extractive industry in a key resource area in a KPA.

Updating the mapping and amending errors

The new koala habitat model uses regional ecosystem and high-value regrowth mapping provided by the Queensland Herbarium.

Although the new koala habitat mapping is based on the best available data, there may be some circumstances where the mapping incorrectly identifies koala habitat. The Queensland Government is encouraging landholders to validate

mapping on their property to ensure developed areas and water courses are excluded from the final map.

A map amendment process will be provided to enable landholders to apply to have the map amended where anomalies exist. Unlike the previous process where map amendments can only occur in conjunction with a development application, map amendments can occur at any time.

The new koala habitat model provides for robust an repeatable analysis, allowing mapping to be updated on an annual basis. This will translate into more frequent updates of the koala conservation map.

Locally refined koala habitat areas will be included in the new koala habitat map for a transitional period of two years, during which time the Queensland Government will work with local governments to consider local biodiversity protections.

Proposed planning framework for areas mapped as a KPA:

Changes to:	Existing provisions	Proposed provisions
Types of controls for koala habitat	Koala assessable development areas/ priority koala assessable development areas	Koala priority areas
Affect	Contain planning controls (some SEQ local governments have PKADA/KADAs)	Contain planning controls (only Toowoomba has no KPA)
What’s prohibited	Urban activity in non-urban area (open space, conservation zones, etc.)	Clearing koala habitat
What’s assessable	Clearing koala habitat	Development that would not result in clearing of koala habitat areas
Assessment	Local governments conduct development assessment, in line with state and local planning regulation	Local governments conduct development assessment in line with new benchmarks within the Planning Regulation (development not resulting in clearing only)
Offset recipient	Local government	Not applicable; clearing of koala habitat areas prohibited

Proposed planning framework for areas outside of a KPA:

Changes to:	Until 2019	Commencing in 2019
Types of controls for koala habitat	No specific koala habitat protection; general controls for clearing habitat regardless of species	Specific controls for clearing koala habitat
Assessment	Local governments conduct development assessment, the state considers impacts on Matters of State Environmental Significance only	The state government conducts development assessment in line with updated State Development Assessment Provisions
Assessment framework	Local government: avoid, minimise state: avoid, minimise, offset	Avoid, minimise, offset

Where the land is not a koala habitat area, no koala conservation controls are proposed to apply.

2. Habitat protection

Comparison of habitat protection

The above tables provide an overview of the difference between the previous planning controls for clearing in koala habitat areas and the proposed changes. The proposed changes to the development assessment framework for koala habitat are to apply to the SEQ defined boundary in *ShapingSEQ* Regional Plan. Intended changes will include the identification of KPA, a new role for the state and a new koala state code for assessment in the State Development Assessment Provisions.

Strategic assessment for SEQ

A key implementation action for the *ShapingSEQ* South East Queensland (SEQ) Regional Plan, is 'to investigate the delivery of a strategic assessment for SEQ'. A strategic assessment can enable upfront and streamlined assessment for impacts on matters that trigger the Commonwealth *Environmental Protection and Biodiversity Act 1999* (EPBC Act), including koalas. A strategic assessment process would ensure all relevant matters of national environmental significance have been properly addressed when developments proceed.

A strategic assessment aims to establish a basis on which applications, which would have otherwise been referred to the Australian Government, may be appropriately dealt with by the Queensland Government.

Subject to approval of the Commonwealth Environment Minister, this would have the effect of ensuring that both national and state interests in koala protection can be accommodated through a single regulatory regime to deliver improved environmental outcomes through a more strategic, landscape-scale approach to impact assessment.

The KEP recommended that the state's commitment to a SEQ strategic assessment with the Commonwealth under the EPBC Act should be finalised as soon as possible. In response, the Queensland Government is working to execute a SEQ strategic assessment agreement with the Australian Government, to develop a more coordinated and strategic approach to resolving environmental assessments and approvals.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.



3. Habitat restoration for koalas

Objective: Strategic and landscape-scale koala habitat restoration

Given the decline in koala populations and habitat, habitat restoration, to complement any protection measures, is necessary for population recovery.

Meaningful engagement with, and appropriate incentives for, landholders is proposed, in order to encourage koala habitat restoration on private land. Restoration is critically important as this can increase the overall habitat available for koalas and increases the connectivity between areas of habitat.

KPA include areas that are suitable for offset delivery and habitat restoration programs. These areas have been identified as appropriate for rehabilitation, based on the suitability of regional ecosystems, and consideration of threats such as proximity to major roads, heat stress, urban development, and opportunities such as proximity to existing conservation areas.

A large proportion of koala habitat in SEQ is on privately-owned land. Hence, conservation on private land is crucial for the species' survival. Targeted investment will encourage and assist landholders to manage their land for conservation of koala habitat.

The Queensland Government's \$500 million Land Restoration Fund may contribute to koala habitat rehabilitation by supporting carbon farming projects that deliver clear environmental and economic benefits, including improved soil and landscape health.

Habitat restoration within the Koala Priority Areas

The methodology used to define the mapping for koala habitat areas has also been used to identify areas that will be most suited for habitat restoration and offset liabilities.

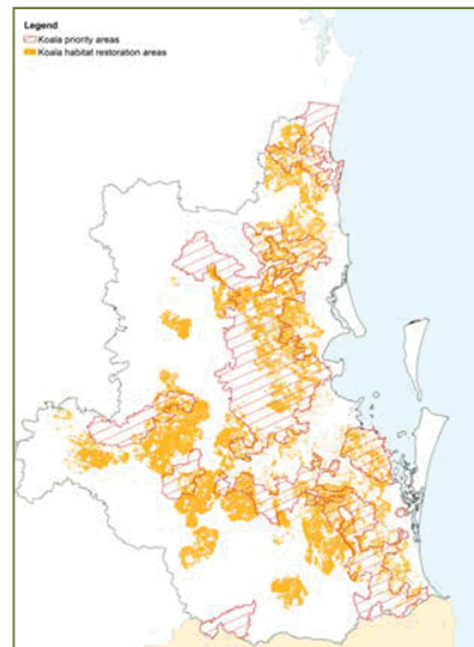
Within KPA, 150,700 ha has been identified as being suitable for restoration.

Koala Expert Panel recommendation:
 Develop and adequately resource regulatory, incentive and partnership mechanisms to achieve strategic koala habitat restoration at landscape-scales in SEQ, particularly in identified priority areas.

An advantage of prioritising restoration in KPA is that over time, as areas are established, they will be protected through updates to mapping. Map F identifies the priority areas for habitat restoration, identified as 'Koala Rehabilitation Areas'.

Koala Habitat Restoration Partnership Program

The Queensland Government has established a five-year partnership agreement with Queensland Trust for Nature to deliver on-ground koala habitat restoration in priority areas through partnerships with landholders and local governments.



Map F: SEQ—restoration areas map

3. Habitat restoration for koalas

Koala habitat restoration on local government conservation estates and through local government conservation programs will be prioritised. This approach provides an opportunity to leverage funding and in-kind support to deliver better outcomes compared to working in isolation.

Land Restoration Fund

The Queensland Government's \$500 million Land Restoration Fund aims to expand carbon farming in the state by supporting land-sector projects that deliver clear environmental and economic co-benefits.

Carbon farming refers to land management activities that either stop carbon pollution from entering the atmosphere or capture and hold carbon in vegetation or soil. This can be achieved by planting trees, protecting native forest by reducing land clearing, managing bushfires through savanna burning and changing farming practices to increase soil carbon.

The Land Restoration Fund values not only the carbon stored in forests, but also the broader social and environmental benefits of conservation.

Environmental Offsets Framework

Queensland's Environmental Offsets Framework consists of an Act, regulations and policies. The purpose of the *Environmental Offsets Act 2014* is to compensate for unavoidable impacts on significant environmental values (for example, koala habitat).

A comprehensive review of the Queensland Environmental Offsets Framework is underway and will aim to result in greater investment in activities that counterbalance the impacts from development on koalas and other matters, and ensure offsets are only used as a last resort.

Specifically, the review will examine how environmental offsets can be redesigned to provide a strategic and coordinated approach for the protection of koalas.

In the short-term, specific amendments to the Queensland Environmental Offsets Framework will be made to enable significant residual impacts on koala habitat outside a KPA to be offset. The amendments will provide that the Queensland Government will be responsible for imposing the offset condition.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.

Case study: Trees for koalas

The Land Restoration Fund’s first large-scale project will be the planting of 150,000 trees to create a new koala habitat and home for the glossy black cockatoo at Lake Wivenhoe.

The \$1.2 million project is a partnership between the Department of Environment and Science, SEQwater, and CO₂ Australia. In addition to creating habitat, the project

will also reduce sediment run-off into the dam and generate carbon credits.

The project aims to be registered by the Australian Government’s Clean Energy Regulator to create Australian Carbon Credit Units (ACCUs)—an ACCU is a tradable unit equivalent to one tonne of carbon dioxide avoided from being released to the atmosphere. At the current market rate one ACCU is worth about \$12.



4. Threat management

Objective: Coordinated threat reduction and koala population management

Habitat loss, dog attacks, car strikes and disease are some of the compounding key threatening processes that affect koalas. Climate change also poses a serious threat to koalas in SEQ. Some climate models forecast significant declines in koala numbers in the western parts of SEQ, as a direct result of heat stress or bushfire.

The koala habitat protections and rehabilitation activities proposed in this draft Strategy are intended to be complemented by threat mitigation measures, with a focus in KPA. This will ensure that areas where investment is made in habitat protection and restoration are afforded improved chances of delivering koala conservation outcomes.

The aim of this aspect of the program is to develop targeted strategies for managing threats to koalas using the best available information. Priorities for investments will be guided by scientific evidence, cost effectiveness and transparency. Priorities for on-ground activities will also be guided by a map of priority areas for threat management.

Threat mitigation is essential for ensuring the long-term viability of koalas in SEQ, particularly given the increased vulnerability of populations due to habitat loss and fragmentation. The integration of threat mitigation with other koala programs within KPA will help to improve the effectiveness of any investments.

The Queensland Government proposes to develop strategies for improving the management of threatening processes using expertise from the Department of Environment and Science, the Department of Transport and Main Roads, local governments, non-government organisations, and Natural Resource Management organisations with knowledge in managing the threats.

The Queensland Government proposes to use spatial modelling, information from hospital admissions, local koala rescue groups and local governments to identify threats to koalas, and priority areas and programs for threat reduction.

Koala Expert Panel recommendation:

Resource and implement a new coordinated threat reduction and koala population management strategy that complements habitat protection and restoration activities, particularly in identified priority areas.

The recent work on the Eton Range Realignment—a koala research project, undertaken by state and local government to understand the biology and population dynamics of koalas, will enable a robust spatial model to be developed and improved over time. This modelling will indicate threat hotspots so a targeted and coordinated threat response can be undertaken. Threat reduction programs will be delivered in two streams: management programs and awareness campaigns.

SEQ Hospital Network and Moggill Koala Rehabilitation Centre

The SEQ Hospital Network provides care for over 1000 koalas each year. Disease, in particular Chlamydia, is an increasing threat for koalas, and it is vital to support the work of the koala hospitals in treating and researching disease. The Queensland Government provides funding for the RSPCAs 1300 ANIMAL hotline, which provides assistance to people that have found distressed animals, including koalas.

Improvements will be made to the Moggill Koala Rehabilitation Centre, a specialist koala rehabilitation facility, to allow it to meet best practice standards. Over 200 new koalas arrive at the Centre each year, and the facility serves the wider koala hospital network.

Koala carers

Rehabilitation permit holders provide an important supporting role to the hospital network by rescuing and caring for sick, injured and orphaned koalas. The Queensland Government will work with carers and the hospital network to standardise record keeping and reporting, and share advances in treatment protocols.



Implementing the results of the Community Sustainability Action Grant Program: Koala Research

Targeted research has benefit to policy and management decisions, and plays a vital role in continuous improvement.

The Queensland Government recognises the importance of supporting high quality scientific research into Queensland's koalas. This research is considered instrumental to inform the development of more effective koala conservation policy and management activities.

In 2016, the Queensland Government awarded almost \$600,000 to 10 researchers, who were recipients of targeted koala research funding, through the Community Sustainability Action Grants program. The Queensland Government will continue to actively promote the results of research through forums like Koala Collab, and investigate opportunities to incorporate funded research projects to inform policy and management approaches.

An evidence-based approach to program and policy development will be informed by the results of grant programs to:

- complement existing survey data, or activities by using accurate and cost-effective koala abundance data collected by the Queensland University of Technology, using Unmanned Aerial Vehicles (UAVs)
- prepare Koala Translocation Methods and Guidelines, as these guidelines will help inform a revised translocation policy
- work with the Central Queensland University to incorporate remote-sensing based, landscape-scale habitat management tools. These tools will include climate change scenario assessments and habitat health checks
- use the University of Southern Queensland's modelling and mapping of koala habitat and threats in southern inland Queensland to investigate threat mitigation actions
- engage the University of Queensland to develop technical, policy-ready information that can be used to improve the Environmental Offsets framework in relation to koala habitat.

Upgrade the Fauna Sensitive Road Design Manual

The Fauna Sensitive Road Design Manual provides assistance to practitioners to design, construct and maintain roads that better accommodate the needs of fauna. It is proposed that an update be made to this manual to achieve koala conservation outcomes by utilising the measures that have proved effective for road design and maintenance.

The upgrade will have multiple benefits as it can be applied to different sectors, not just state-controlled roads, and can provide guidance on treatments, case studies, research opportunities and data management, with information being published on a centralised website.

Reducing dog attacks

Research has indicated that wild dog attacks are a serious threat to koalas. The Queensland Government is committed to investigating further collaborative approaches for wild dog control with a focus on KPA (including state land).

The Queensland Government proposes to work with local governments to review their existing local laws with respect to dogs, to focus actions in KPA, and to consider ways to mitigate the impacts of domestic dogs. The review will consider both the effectiveness of, and compliance with, local laws. Behavioural change programs designed to build support for dog control are proposed for areas with a high incidence of domestic dog attacks.

Translocation and release policies

Translocation has historically resulted in limited conservation or welfare outcomes for koalas.

However, translocation can be an appropriate management tool if supported by strict criteria, such as consideration and assessment of the take and receive sites, and their populations, the koala demographic makeup, the vegetation types and habitat suitability, and the prevalence of threats.

Under the *Nature Conservation (Koala) Conservation Plan 2017* there are requirements to release rehabilitated koalas to prescribed natural habitat (suitable habitat, preferably within one kilometre of the capture site but not greater than five kilometres from the capture site).

4. Threat management

In some circumstances however, the requirement has resulted in welfare issues where threats remain or habitat has been cleared.

In order to provide improved outcomes for koalas that need to be released outside of prescribed natural habitat, a streamlined approach has been developed in the Operational Policy—release of rehabilitated koalas and the take and release of koalas in imminent danger. The policy provides clear guidance to applicants and assessors to make a decision on releasing a rehabilitated koala to a location other than its capture site. A streamlined approval process will reduce the amount of time an otherwise releasable koala spends in rehabilitation and reduces the burden on the busy wildlife hospital network.

In addition to streamlining the process for releasing rehabilitated koalas, an authorised person may take and release an apparently healthy koala in the wild, when it is found to be in clear and imminent danger. The koalas in such circumstances must either not be able to disperse without human intervention, or unassisted movement is likely to result in death or injury to the koalas.

The Queensland Government's translocation policy aims to achieve better conservation outcomes for koalas, not to facilitate development that impacts koala habitat. Amendments to a broad translocation policy are being investigated and will be drafted in 2020. The development of this proactive management response requires time in order to understand and address the scientific principles and practical issues associated with translocation.

Any policy allowing the translocation of koalas will carefully consider the potential impacts that population ecology, genetics or infectious disease dynamics and epidemiology could have on the translocated individuals or recipient population, and be consistent with standards set by the International Union for Conservation of Nature.

Local government partnerships

Local governments manage a number of highly successful threat abatement programs, such as the Koala Safe Neighbourhoods partnership between Redland City Council and Griffith University, which is a collaborative science-based approach to improve habitat and conservation planning, koala threat mitigation initiatives, and includes a koala education campaign.

The Queensland Government proposes to work with local governments to support and promote their existing and new threat mitigation programs.

Koala awareness campaigns

The breeding season for koalas (August–February) represents a time of high koala mortality. Koalas are more active, venturing into new or unusual territory, and crossing roads, particularly young males seeking new habitat.

This high level of movement exposes them to risks such as vehicles and dogs. In conjunction with the City of Gold Coast, the Queensland Government trialled an awareness campaign for the Gold Coast throughout the 2018–19 breeding season. Key messages encouraged changing community behaviours, such as the need to drive slowly, and being aware of rescue contacts. The campaign included initiatives such as radio advertising, digital displays and social media. The Queensland Government proposes to expand this program to other local government areas in future breeding seasons.

Threat mapping

A comprehensive threat map, and threat mitigation program is proposed, based on wildlife hospital admissions data and other datasets to create a comprehensive picture of where the threats to koalas are occurring. By understanding where the threats are occurring, and specifics of threatening processes, effective mitigation actions can be introduced.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.



5. Community engagement

Objective: Strong community engagement and partnerships

Successful koala conservation relies on a collaborative approach across all sectors of the community, and particularly for actions that are focused within KPA. The high level of community support for the conservation of koalas provides an opportunity for the Queensland Government to work with the community through a range of actions from formal partnerships for habitat protection to awareness campaigns to reduce dog attacks and vehicle strikes.

Koala conservation projects will include the critical actions needed to secure koalas in the wild, and will either be funded in full by the Queensland Government or in part through partnerships with other organisations. In addition, koala projects will emphasise engagement, communication and capacity building, with actions designed to promote more partnerships with the community, stakeholders and volunteers. A priority will be in improving the skills and the capacity of partners to conserve koala populations.

This means that koala conservation projects have activities that encourage and improve engagement, communication and capacity building, in addition to on-ground (e.g. threat mitigation) activities.

Encouraging the community to help deliver the management of koala habitat and threat reduction will promote a sense of ownership of the solutions for koala conservation for the wider public.

Koala Expert Panel recommendation:
To develop and implement a strategy for partnership development and engagement with the broader community, utilising an approach that is sensitive to the nature and views of local communities.

The iconic status of koalas will attract wide interest, leverage investment and engage partners in the program. All strategies, however, must put the protection of the koala first.

Citizen science

The interest in koala conservation from the public, and the number of volunteer organisations provide an opportunity to build the knowledge base on koala populations and threats. Citizen science programs are proposed to be used to help inform policy and management in two stages: the first stage can work with conservation groups to promote initiatives such as koala sighting days and citizen science activities at the Daisy Hill Koala Centre, and to consolidate the results. A review of existing citizen science programs can then be conducted to identify potential gaps and opportunities that can be used to direct and prioritise future programs.

Caring for koalas

Koalas are part of Aboriginal cosmology, they are connected to the trees whose roots go into the ground and the earth that sustains us. These iconic Australian animals are not only part of the natural environment, but also deeply embedded in the spiritual and cultural life of Aboriginal families throughout SEQ.

There are many different language names for koalas across the corridor.

Traditional Owners will play an important role in the conservation of koalas through contributing to the management of koala trees on their land.



Education and extension

It is proposed that partnerships are used to deliver state-wide community engagement campaigns that provide consistent clear messaging and community actions.

Throughout the life of the Strategy, it is proposed that various community engagement campaigns are delivered, ranging from driver awareness during breeding season through to information about amendments to clearing controls for koala habitat. Neighbours of important protected koala habitat may be engaged through tailored engagement to reduce edge effects from invasive plants and domestic animal attacks.

The Daisy Hill Koala Centre

Built as a dedicated koala education facility, the Daisy Hill Koala Centre was opened to the public in 1995. Nestled amongst eucalypt trees and featuring a large outdoor koala enclosure and many interactive displays, the Daisy Hill Koala Centre is a unique place to learn about koalas and their conservation.

The Daisy Hill Koala Centre has capacity for over 100,000 visitors per year, making it an ideal location to be the public face of koala conservation initiatives. The Daisy Hill Koala Centre will continue to deliver community awareness campaigns, citizen science and education programs, and be a shopfront for engaging the community.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.



6. Improved mapping, monitoring, research and reporting

Objective: Continuous monitoring and improvement based on best available science

Improved science will drive improvements in koala conservation in SEQ and boost our understanding of their distribution and threats. High quality koala habitat mapping, threat mapping, monitoring and research programs will help to measure changes in koala populations and threats over time, inform management decision making and communicate outcomes in improving the conservation of koalas. In particular, effective monitoring will be critical if we are to adapt to the inevitable impacts of climate change in SEQ. The focus of monitoring and reporting, and application of research will be within KPA to monitor the effectiveness of habitat protection, restoration and threat mitigation.

To facilitate better communication between researchers, policy makers and planners, the Queensland Government proposes to convene public forums (at least once every five years) to share knowledge on koala conservation. In addition, citizen scientists and volunteers will be encouraged to undertake research and support science projects.

It is proposed that koala conservation projects be designed and implemented under an adaptive management framework that will deliver continuous improvements based on monitoring. This proposed framework would work by firstly requiring that koala projects have monitoring programs that are linked to objectives within the Strategy. The patterns and trends revealed from the monitoring programs would inform the evaluation of objectives of the koala program, and link those outcomes to the investment.

Projects would then be reviewed and updated according to the results of threats and population monitoring to maximise effectiveness. Using this proposed adaptive management approach allows the way changing threats are addressed to inform an understanding of the success of management interventions.

Koala Expert Panel recommendation:

Developing targeted and high quality koala habitat mapping, threat mapping, monitoring and research programs that aim to: (1) identify key koala ecological values and threats, (2) measure changes in koala ecological values and threats over time, as well as understand the drivers of those changes, (3) inform policy and management decision making, and (4) communicate trends and outcomes transparently and publically to enhance engagement.

The KAC would play a key role in evaluating the effectiveness of this proposed framework through reviewing the implementation of initiatives. To improve the transparency of the overall koala program, monitoring data may be reported through an annual koala report card. Community engagement activities would also be included in the report card, as part of a wider evaluation plan. Reviewing the communication, engagement and capacity building activities would form part of the koala program's reporting plan.

Survey program

A koala survey and monitoring program will play an important role in evaluating management success and communicating progress towards koala conservation targets to support the Strategy. The Queensland Government has had a koala monitoring program in place since 1996, which has been instrumental in recognising rapid declines in koala populations in SEQ. The KEP recommendations have acknowledged that the previous survey program should be revised to be suitable to evaluate the effectiveness of actions within the Strategy and to assess progress towards policy objectives.

The Queensland Government commenced development of a revised koala survey program, in alignment with the KEP review.

Trial surveys were conducted at the Daisy Hill Conservation Park and the Venman Bushland National Park; and density data and Bio-Condition habitat assessment data were also collected.

Peer review provided feedback on how the proposed methodologies addressed the KEP recommendations for the program and has suggested a review of all available survey methodologies to gather data on koala populations.

The review feedback and learnings from the field trial will be used in the program finalisation to address the recommendations.



6. Improving, mapping, monitoring, research and reporting

The survey program seeks to address the KEP recommendation to monitor koala densities at 10 to 20 sites across SEQ which are representative of koala populations in urban and rural landscapes, and report on changes every two years. Program finalisation will consider further survey methods, viability analyses, and the development of monitoring design options to measure progress towards targets and evaluate the success of management initiatives in the Strategy.

The monitoring program is expected to report on results against the program objectives publically every five years. There will also be a mechanism for the data to be provided to the KAC every five years for review and evaluation of koala conservation initiatives in the Strategy.

Engagement with external stakeholders is a crucial aspect of the ongoing survey program, and delivers on the KEP recommendation to work in partnership with local governments to develop standard approaches to koala monitoring that could facilitate the integration of monitoring data.

Koala Advisory Council's annual report

The KAC will provide advice to the Queensland Government about progress on the implementation of the Strategy, with a focus on continuous improvement, monitoring and evaluation.

The KAC annual report for the Queensland Government will contain:

- a summary of matters considered by the KAC for the reporting period and any relevant advice provided in relation to these matters
- the outcomes of the Queensland Government's mapping and monitoring programs for the reporting period
- an evaluation of the progress towards the targets outlined in the Strategy for each annual reporting period
- details of the Queensland Government's actions undertaken for the reporting period
- recommendations on implementing the Strategy, following the principles of adaptive management.

Updates to koala habitat mapping

The koala habitat mapping will be systematically updated with new data to improve accuracy and track the changes in koala habitat over time. This process will ensure that only the highest quality koala habitat which offers the best opportunity for koala persistence is mapped, and therefore protected through the new planning framework.

Regular updates to the mapping also provides certainty to landholders that clearing controls are only placed on the areas that contain high koala habitat values.

Outside of the property-scale map amendment process, all koala habitat mapping across SEQ will be updated annually, and the boundary of KPA will be reviewed and updated every five years.

For more detailed information on these proposed koala conservation actions and goals, and how they link to the KEP recommendations refer to Appendix 2.

Have your say on the draft SEQ Koala Conservation Strategy



The Queensland Government invites comments from all Queenslanders on the actions proposed in this draft Strategy.

Submissions close **31 January 2020**.

To find out more about how to get involved, visit www.qld.gov.au/SEQkoalas or contact SEQKoalaStrategy@des.qld.gov.au

Appendix 1

Koala conservation across Queensland



Several proposed actions under the draft Strategy have the potential to benefit koala populations outside of South East Queensland (SEQ), including investments in research and behaviour change programs. Additionally, Queensland Government programs, such as the Land Restoration Fund, and Queensland Environmental Offsets Policy, also have the potential to conserve koalas and their habitat across Queensland.

Planning controls to support the maintenance of koala habitat have historically focused on SEQ as this is where the greatest pressures from urban growth occur, however increasingly this pressure is impacting other areas of Queensland. Upcoming koala habitat mapping, and planning regulations, will only apply to SEQ, however future reviews may consider expanding these controls to other areas of Queensland.

This is in line with a Koala Expert Panel (KEP) recommendation, to expand the new SEQ koala mapping and planning regulations across the koala's entire range in Queensland. Conservation of koalas outside SEQ was not part of the KEP initial terms of reference, and so has not yet been considered by the Queensland Government within the scope of this review or draft Strategy.

The KEP also recommended that:

- the Queensland Government focus investment on consolidating existing koala populations, and landscape-scale recovery across Queensland
- regional studies be undertaken to fill knowledge gaps around koala distribution, abundance, habitat utilisation and environmental drivers of population dynamics, especially in north Queensland
- state-wide habitat mapping be undertaken to identify ecological values and land use conflicts and to guide sustainable investment in koala habitat conservation
- a strategy for community engagement and extension be developed and implemented, at a regional level, to address local cultural needs.

Subject to successful implementation of a new koala conservation planning framework and *South East Queensland Koala Conservation Strategy 2019–2024*, the Queensland Government will consider options for more strategic conservation of koalas across their entire Queensland extent.

Appendix 2

Detailed responses to the Koala Expert Panel's recommendations

The Queensland Government's draft *South East Queensland Koala Conservation Strategy 2019–2024* has a vision of a sustainable koala population in the wild in South East Queensland (SEQ), which is supported by a coordinated and strategic approach to habitat protection, habitat enhancement and threat reduction.

The vision and targets set by the Strategy are based upon recommendations of the Koala Expert Panel (KEP) and include six priority areas for proposed action over the next five years.

The Queensland Government is already taking action to address some of the KEP most pressing recommendations and has identified potential future actions to conserve koala populations in SEQ made by the KEP.

Action area 1: Strategic coordination

KEP objective: A strategic and coordinated approach to koala conservation

KEP recommendation	2018 government response
1a) Develop an implementation strategy for koala conservation in SEQ that adopts the recommendations made in this report.	<ul style="list-style-type: none"> The Queensland Government will prepare a new SEQ Koala Conservation Strategy that details how the KEP recommended actions are to be achieved, and the timeframes for achieving these actions. The Queensland Government will establish priority areas for koala conservation measures. The Queensland Government will establish targets for koala habitat and population trajectories, as part of the SEQ Koala Conservation Strategy. The Queensland Government will develop an implementation and investment strategy, as part of the SEQ Koala Conservation Strategy. The Queensland Government will develop and execute a monitoring and evaluation strategy, as part of the SEQ Koala Conservation Strategy.
1b) Establish a Koala Advisory Council (KAC) to coordinate the implementation of the koala conservation strategy.	<ul style="list-style-type: none"> The Queensland Government will appoint a Koala Advisory Council to coordinate the implementation of the SEQ Koala Conservation Strategy.

Early action

The Queensland Government has already:

- established the Koala Advisory Council
- released the draft *South East Queensland Koala Conservation Strategy 2019–2014* for public consultation
- mapped Koala Priority Areas, for protection within the planning framework
- set targets regarding koala habitat, koala density, and koala mortality, and invested in habitat restoration.

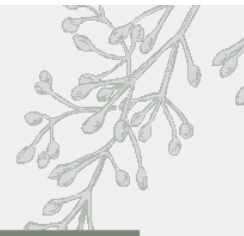
2019–2024 potential future action

- Koala Advisory Council participation in implementation and evaluation.
- Advocate for holistic impact assessment through strategic assessment under the Commonwealth Government's *Environmental Protection and Biodiversity Conservation Act 1999*.
- Build an online hub of koala-related information.
- Develop guidance for Indigenous Land and Sea Rangers to recognise the importance of koalas to First Nations communities.

Action area 2: Habitat protection

KEP objective: Ensure koala habitat is protected

KEP recommendation	2018 government response
2a) The state government to assume responsibility for the assessment of koala-related planning and development issues to ensure consistency of approach across SEQ.	<ul style="list-style-type: none"> The Queensland Government will strengthen state development assessment requirements to improve consistency in approach to koala habitat protection across SEQ. The Queensland Government will incorporate koala related policy in future reviews of the State Planning Policy and <i>ShapingSEQ</i>. The Queensland Government will identify and manage inconsistencies in development standards between state and private sector development requirements for koala habitat protection.
2b) Reduce the number and complexity of exemptions from development assessment and put in place a transparent system of conditional approval across different habitat classes and land uses.	<ul style="list-style-type: none"> The Queensland Government will address development assessment exemptions that have an adverse impact on koala habitat.
2c) Broaden triggers for koala-related development assessment in SEQ based on the new koala habitat mapping.	<ul style="list-style-type: none"> The Queensland Government will work with stakeholders to tighten clearing requirements, inside and outside of the urban footprint, and establish appropriate assessment provisions based on new habitat mapping. The Queensland Government will apply the habitat mapping to the development of priority areas and development assessment provisions.
2d) Develop new development assessment requirements for SEQ.	<ul style="list-style-type: none"> The Queensland Government will work with stakeholders to tighten clearing requirements, inside and outside of the urban footprint, and establish appropriate assessment provisions based on new habitat mapping.
2e) Biodiversity offsets for koala habitat should continue to be imposed as conditions on development approvals only as a 'last resort', and not as an automatic 'licence to clear habitat'.	<ul style="list-style-type: none"> The Queensland Government will review the offsets framework regarding koala habitat, including how the framework is to relate to the identified koala priority areas and subject to the outcomes of the strategic assessment process. The Queensland Government will encourage the delivery of koala offsets within koala priority areas once identified through the SEQ Koala Conservation Strategy.
2f) Any future expansion of the Urban Footprint, undertaken by the state as part of revisions to the SEQRP, should not occur over areas where core koala habitat (remnant and regrowth) has been identified through the mapping, or where koala populations are known to occur.	<ul style="list-style-type: none"> <i>ShapingSEQ</i> includes principles to govern the future expansion of the urban footprint including preventing the expansion of the footprint into areas containing predominately matters of national or state environmental significance and the regional biodiversity network, including koala habitat. This will include consideration of any impacts on the region's ability to accommodate future growth.
2g) Ensure that locally significant koala habitat, not captured by the mapping, or not in identified priority areas for koalas, can still be protected through local government planning schemes.	<ul style="list-style-type: none"> The Queensland Government will work with local governments to ensure habitat not mapped by the state can be protected.
2h) Reduce the complexity of the current planning framework.	<ul style="list-style-type: none"> The Queensland Government will improve the planning framework for koala-related development to improve consistency and simplicity.
2i) Review coordination between state departments in relation to different legislative instruments.	<ul style="list-style-type: none"> The Queensland Government will review coordination between legislative instruments and processes for koala-related development.
2j) The state's commitment to a SEQ strategic assessment with the Commonwealth under the EPBC Act should be undertaken as soon as possible to give certainty to all stakeholders and permit strategic planning for koalas with respect to the protection of habitat.	<ul style="list-style-type: none"> The Queensland Government has commenced the strategic assessment process via a \$5 million funding commitment.



KEP recommendation	2018 government response
2k) Develop a communication, education and extension strategy to ensure community and business awareness and understanding of new and revised koala habitat protection measures.	<ul style="list-style-type: none"> The Queensland Government will deliver a communication and education strategy to support any changes to the koala regulatory framework.
2l) Develop and resource effective models of habitat protection incentives and partnerships that have the potential for broad uptake amongst industry and rural enterprise sectors.	<ul style="list-style-type: none"> The Queensland Government will develop, and identify resource requirements for effective models of habitat protection for use by industry and other stakeholders.

Early action

The Queensland Government has already:

- identified reforms to the planning framework to ensure strategic conservation of koalas and koala habitat in SEQ
- prepared amendments to the Queensland Environmental Offsets Policy to align with new mapping and koala conservation objectives
- reviewed the Koala-sensitive Design Guideline.

2019–2024 potential future action

- 2.1 Incorporate koala conservation into the State Planning Policy and *ShapingSEQ* Regional Plan.
- 2.2 Identify and manage any inconsistencies between State and private sector development outcomes.
- 2.3 Review the Offsets Framework with regards to koala conservation strategies and priorities
- 2.4 Use the land-use planning framework to safeguard koala habitat by avoiding new expansion of the urban footprint into koala habitat.
- 2.5 Build capacity to understand the new planning framework by developing an education and extension strategy to development assessment officers.
- 2.6 Explore the use of incentives and design standards, in partnership with natural resource management groups and local governments.
- 2.7 Protect biodiversity in local planning schemes by working with local governments to identify priorities.

Action area 3: Habitat restoration for koalas

KEP objective: Strategic and landscape-scale koala habitat restoration

KEP recommendation	2018 government response
3a) Resource greater investment in koala habitat restoration, focused primarily in identified priority areas for koalas.	<ul style="list-style-type: none"> The Queensland Government will invest in koala habitat restoration and provide incentives to private landholders to restore koala habitat, including through the recently announced Land Restoration Fund. The Queensland Government will work with NGOs and community groups to restore koala habitat in important koala conservation areas. In partnership with local government, NGOs and community groups, explore opportunities to appoint dedicated extension officers. The Queensland Government will restore koala habitat on state-owned land including the protected area estate.
3b) Review and modify the Offsets Policy and associated regulation.	<ul style="list-style-type: none"> The Queensland Government will identify priority areas for the strategic placement of environmental offsets for koala habitat. The Queensland Government will investigate appropriate mechanisms, including the environmental offsets framework, to deliver koala related offsets in priority areas. The Queensland Government will facilitate advanced offsets for koala habitat. The Queensland Government will consider barriers to the delivery of offsets, cost effectiveness, enforcement, monitoring and transparent delivery as part of its review of the offsets framework and strategic assessment. The Queensland Government will identify unnecessary barriers to the delivery, enforcement and monitoring of offsets, and increase transparency and cost effectiveness in offset delivery. The Queensland Government will improve financial settlement offsets for koala habitat and remove unnecessary complexities associated with offset delivery as part of its review of the offsets framework and strategic assessment. The Queensland Government will work with local landholders, state landholders and offset providers to deliver cost effective koala related offsets. The Queensland Government will work with partners to design and implement a new system to improve coordination, reporting and monitoring.

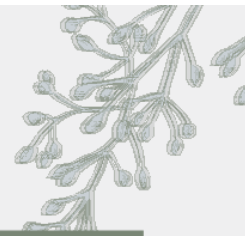
Early action

The Queensland Government has already:

- mapped Koala Restoration Areas for strategic placement of habitat restoration investment and environmental offsets
- established a partnership with the Queensland Trust for Nature to restore approximately 1000 ha of koala habitat in SEQ
- prepared amendments to the Queensland Environmental Offsets Policy to align with new mapping and koala conservation objectives.

2019–2024 potential future action

- Further invest in a Koala Habitat Restoration Program.
- Strategically identify offset locations through new restoration mapping.
- Restore habitat on state land in partnership with non-government organisations.
- Collaborate to deliver offsets and enhance habitat with local governments, landholders and land managers.



Action area 4: Threat management

KEP objective: Coordinated threat reduction and koala population management

KEP recommendation	2018 government response
4a) Undertake a threat assessment across SEQ to quantify and map threats to koalas from habitat loss, vehicle collisions, dog attacks (domestic and wild dogs), disease, fire, and climate change.	<ul style="list-style-type: none"> The Queensland Government will use spatial modelling to identify threats to koalas and priority areas for threat reduction. The Queensland Government will develop a consistent approach to mapping threats to koalas.
4b) Identify priority locations for investment in reducing existing and future threats from vehicle collisions, dog attacks (domestic and wild dogs), disease, and fire.	<ul style="list-style-type: none"> The Queensland Government will use spatial modelling to identify threats to koalas and priority areas for threat reduction.
4c) Resource a targeted and transparent threat reduction program across SEQ, in partnership with local governments, particularly in identified priority areas for koalas, NGOs, industry, and the community using a range of initiatives.	<ul style="list-style-type: none"> The Queensland Government will deliver a targeted and transparent threat reduction program and evaluate initiatives including the retrofitting of existing roads.
4d) Review and develop a new koala translocation policy.	<ul style="list-style-type: none"> The Queensland Government will prepare a new Koala Conservation Strategy consistent with best practice management for translocation, release of rehabilitation koalas, and the release of captive bred koalas.
4e) Review policy on release of rehabilitated koalas (currently in the State Koala Conservation Plan) to consider allowing release more than 5 km from the capture site when ongoing threats to the individual in the vicinity of the capture site remain high.	<ul style="list-style-type: none"> The Queensland Government will prepare a new Koala Conservation Strategy consistent with best practice management for translocation, release of rehabilitation koalas, and the release of captive bred koalas.
4f) Identify where there is empty habitat in SEQ and consider the reintroduction of koalas to these areas.	<ul style="list-style-type: none"> The Queensland Government will identify areas of empty koala habitat and reintroduce koalas where appropriate.
4g) Integrate zoo-based koala populations more explicitly into the management of wild koala populations in SEQ, particularly in urban areas.	<ul style="list-style-type: none"> The Queensland Government will prepare a new Koala Conservation Strategy consistent with best practice management, including the recognition of both wild and captive koala populations.

Early action

The Queensland Government has already:

- released the draft *South East Queensland Koala Conservation Strategy 2019–2014* for public consultation
- partnered with the City of Gold Coast to trial community engagement and behaviour change activities, in the 2018–19 breeding season.

2019–2024 potential future action

- 4.1 Partner with local government to deliver threat abatement opportunities.
- 4.2 Update the Fauna Sensitive Design Guide.
- 4.3 Integrate koala conservation into local government's biosecurity planning.
- 4.4 Support the mitigation of threats of domestic dogs by working with local governments across SEQ.
- 4.5 Develop best-practice policies for koala rehabilitation.
- 4.6 Support training and development for koala carers.
- 4.7 Upgrade Moggill Rehab Centre.

Action area 5: Community engagement

KEP objective: Strong community partnerships and engagement

KEP recommendation	2018 government response
5a) Recognise and properly engage with Traditional Owner communities in recognition that Indigenous rangers could play a major part in data collection and management.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy in consultation with Traditional Owners. The strategy will recognise the importance of koalas to Traditional Owner communities and outline a strategy for engagement with Traditional Owner communities.
5b) Engage regional extension officers, drawn from local communities, to work within local governments or catchment groups.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy. This strategy will give consideration to an extension officer program.
5c) Enhance partnerships to deliver state-wide community engagement campaigns that provide consistent clear messaging, community action, and the potential for citizen science.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy.
5d) Enable knowledge exchange through a multi-faceted communication/extension strategy that includes workshops, conferences, local media (radio and newspapers), and rural community contacts.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy.
5e) Encourage active community participation through citizen science and field activities.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy. The strategy will include citizen science and field activity programs.

Early action

The Queensland Government has already:

- commenced working with communities, industries and local in preparation for the new koala conservation framework
- hosted the Koala Collab 2018 conference.

2019–2024 potential future action

- 5.1 Host Koala Collab 2020.
- 5.2 Deliver education and extension to landholders on ways to manage their land for improved koala outcomes.
- 5.3 Use citizen science to support behaviour change and community participation in conservation.
- 5.4 Invest in breeding-season community engagement to reduce vehicle-related koala injuries, in partnership with local governments.
- 5.5 Engage with neighbours to improve connectivity of potential koala habitat across property boundaries.

Action area 6: Improved mapping, monitoring, research and reporting

KEP objective: Targeted mapping, monitoring, research and reporting

KEP recommendation	2018 government response
6a) Develop consistent mapping of koala habitat across SEQ at a fine resolution that addresses the problems of the previous mapping and implements a systematic mechanism for updating this mapping to improve accuracy and track changes in koala habitat over time.	<ul style="list-style-type: none"> The Queensland Government will continue to develop and update koala habitat mapping. The Queensland Government will apply the habitat mapping to the development of priority areas and development assessment provisions.
6b) Develop: (a) broad-scale assessment tools to measure the extent and condition of koala habitat, and (b) ground based rapid habitat assessment tools that can be integrated to provide statistics on trends and metrics on condition of koala habitat across SEQ.	<ul style="list-style-type: none"> The Queensland Government will develop tools to assess koala habitat condition.
6c) Develop a consistent approach to mapping threats to koalas across SEQ and implement a systematic mechanism for updating this mapping to track changes in threats over time.	<ul style="list-style-type: none"> The Queensland Government will develop a consistent approach to mapping threats to koalas.
6d) Develop a comprehensive koala monitoring program that explicitly evaluates and communicates progress towards koala conservation targets and evaluates policy and management success.	<ul style="list-style-type: none"> The Queensland Government will develop a monitoring and evaluation strategy, as part of the SEQ Koala Conservation Strategy.
6e) Implement a mechanism (e.g. workshops, synthesis and evaluation) for review of the outcomes of the mapping, monitoring and evaluation by the Koala Advisory Council every five years and for the Koala Advisory Council to make recommendations on the revision of policy and management that arise from this review.	<ul style="list-style-type: none"> The Queensland Government will appoint a Koala Advisory Council to coordinate the implementation of the SEQ Koala Conservation Strategy.
6f) Incentivise multi-disciplinary research that explicitly addresses key management and policy priorities and the development of partnerships between researchers, the state government and other end-users.	<ul style="list-style-type: none"> The Queensland Government will develop a fully costed implementation plan, as part of the SEQ Koala Conservation Strategy. The strategy will include directions for multi-disciplinary research and mechanisms for funding.
6g) Explore mechanisms to enhance the cost effectiveness of koala research through targeted leveraging of funding (e.g. through Australian Research Centre Linkage Projects and other Commonwealth funding opportunities such as Cooperative Research Centre).	<ul style="list-style-type: none"> The Queensland Government will develop a fully costed implementation plan, as part of the SEQ Koala Conservation Strategy. The strategy will include directions for multi-disciplinary research and mechanisms for funding.
6h) Run a koala conference every five years that brings together researchers (across a broad range of disciplines), policy makers and planners from across different levels of government, NGOs, industry, and the community from across Queensland.	<ul style="list-style-type: none"> The Queensland Government will develop a communication, education and extension strategy. The strategy will include a koala conference.

Early action

The Queensland Government has already:

- established the Koala Advisory Council
- set targets regarding koala habitat, koala density, and koala mortality, and invested in habitat restoration
- mapped Koala Priority Areas, for protection within the planning framework
- identified processes for map amendments and updates
- hosted the Koala Collab 2018 conference.

2019–2024 potential future action

- Review mapping at conclusion of the Strategy period to assess progress and establish new targets.
- Develop tools to monitor koala habitat condition.
- Identify koala threats through new mapping.
- Provide funding for koala conservation research.
- Develop a monitoring and evaluation strategy.



14.4 GENERAL MAJOR AMENDMENT PACKAGE 01/19 - MINISTERIAL APPROVAL

Objective Reference:**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Janice Johnston, Principal Strategic Planner**Attachments:**

1. Ministerial approval to adopt GMAP 01/19 [↓](#)
2. GMAP 01/19 Final list of amendments dated 27 November 2019 [↓](#)

PURPOSE

To inform Council of the Minister for State Development, Manufacturing, Infrastructure and Planning's approval of the General Major Amendment Package (GMAP 01/19) and seek Council endorsement to adopt the proposed amendment package.

BACKGROUND

At the General Meeting of 10 October 2018, a confidential report was presented to Council for the GMAP 01/19 for City Plan. Council subsequently resolved to commence the amendment process pursuant to the Minister's Guidelines and Rules (MGR) and submit the amendment package to the Minister for the purpose of the State interest review. The State review was finalised on 12 June 2019, with the Minister issuing a notice stating that the proposed amendment may proceed to public consultation subject to two (2) conditions being complied with. Council subsequently resolved at its General Meeting of 17 July 2019 to change the amendment package to reflect the Minister's conditions and to undertake public consultation.

Public consultation was undertaken from 1 to 29 August 2019, and at the General Meeting of 23 Oct 2019, Council resolved to distribute the public consultation report and submit the changed amendment package to the Minister, seeking approval to adopt the amendment package. On 12 December 2019, the Minister advised Council that it may proceed to adopt the proposed amendment (refer to attachment 1). The final amendment package includes twenty two (22) changes to the planning scheme (refer to attachment 2).

ISSUES

In response to the Minister's advice Council must decide whether it intends to:

- adopt the proposed GMAP 01/19; or
- not proceed with the proposed amendment.

If adopted, Council is required to publish a public notice of the amendment in both a local newspaper and the Queensland Government Gazette and provide the State Government with a copy of the public notice and certified copy of the amendment.

At this time it is envisaged, if adopted, the proposed GMAP will commence on the 19 February 2020.

STRATEGIC IMPLICATIONS

Legislative Requirements

The amendment will be undertaken in accordance with the requirements of the Minister's Guidelines and Rules, a statutory document under the *Planning Act 2016* and *Planning Regulation 2017*.

Risk Management

Undertaking amendments to the City Plan will ensure the document remains current and consistent with community expectations. Mandatory public consultation requirements (in accordance with the MGR) for major planning scheme amendments also ensures the community is given the opportunity to provide feedback on any proposed changes.

Financial

The amendments to the City Plan are being funded as part of the operating budget of the City Planning and Assessment Group.

People

The staff resourcing required to make the proposed amendments to the City Plan will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group.

Environmental

There are no relevant environmental matters.

Social

Social matters have been discussed, where relevant, in the report.

Human Rights

There are no human right implications for this report.

Alignment with Council's Policy and Plans

Managing a regular program of amendments to the City Plan forms part of commitment 5.1.4 of Council's *Operational Plan 2019-2020*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
City Planning and Assessment Group – Planning Assessment and Performance and Innovation teams. Corporate Services Group – Spatial Business Intelligence officers. Customer and Cultural Services Group – ICCG Business Development and Improvement Leader.	17 December 2019	Consultation regarding timeframe required to prepare for commencement of the amendment package.

OPTIONS**Option One**

That Council resolves as follows:

1. To adopt the general major amendment package 01/19 to City Plan as outlined in Attachment 2 pursuant to Chapter 2, Part 1, Section 3.1, Chapter 2, Part 4, Section 22.1 of the Minister's Guideline and Rules under the *Planning Act 2016*.
2. To commence the amendment package on Wednesday 19 February 2020, or an alternative date as authorised by the Chief Executive Officer.

Option Two

That Council resolves to not proceed with the proposed amendment package.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To adopt the general major amendment package 01/19 to City Plan as outlined in Attachment 2 pursuant to Chapter 2, Part 1, Section 3.1, Chapter 2, Part 4, Section 22.1 of the Minister's Guideline and Rules under the *Planning Act 2016*.**
2. **To commence the amendment package on Wednesday 19 February 2020, or an alternative date as authorised by the Chief Executive Officer.**



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC19/5690
MA-000023

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

12 DEC 2019

Councillor Karen Williams
Mayor
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Email: mayor@redland.qld.gov.au

Dear Councillor Williams

Karen,

I refer to the correspondence of 30 October 2019, 13 November 2019 and 27 November 2019 from the Redland City Council (the council), seeking approval to proceed to adoption on the proposed General Major Amendment 1 (proposed amendment) to the *Redland City Plan 2018*.

The proposed amendment has been considered against the requirements of a major amendment, under chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules.

I am pleased to advise that the council may proceed to adopt the version of the proposed amendment submitted to the Department of State Development, Manufacturing, Infrastructure and Planning on 27 November 2019.

If you have any questions, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Cameron Dick".

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Proposed Changes for the General Major Amendment Package (01/19)

Introduction

The following document details the proposed changes to the current version of the Redland City Plan 2018 – Version 3.0 (City Plan). These changes are referred to as the General Major Amendment Package 01/19.

Each item deals with a particular section/s of the scheme that is/are proposed to be amended. Not all sections of the scheme are proposed to be amended.

Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the City Plan.

Conventions

In this document all proposed changes to the City Plan are highlighted in yellow.

Where sections are highlighted in yellow and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this.~~

Where sections are highlighted in yellow but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

Proposed Major Amendments to the Redland City Plan

ITEM 1: SIDE AND REAR SETBACKS IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses	
Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<p>PO4</p> <p>Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.</p>	<p>AO4.1</p> <p>In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and 5.10m from a side or rear boundary.</p>

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 2: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR1 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code	
PO6	AO6.1
Buildings have a limited site cover in order to maintain an open, low density character.	Site cover does not exceed 30% of site area.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 3: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO6	AO6.1
Buildings have a limited site cover in order to maintain an open, low density character.	Site cover does not exceed 30% of site area.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 4: FRONT BOUNDARY SETBACKS IN THE MEDIUM DENSITY RESIDENTIAL ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO11 Building setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying; and (7) where tandem car parking spaces are proposed in front of garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p>AO11.1 Buildings are set back 3m from street frontages.</p> <p>The front boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (1) 5.5m for garage doors; and (2) 3m otherwise. <p>AO11.2 The side boundary setback: At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO11.3 The rear boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (3) 4m for a wall up to 13m high; and (4) 6m where above 13m high.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 5: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE RURAL ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation and Filling		
All zones except the Conservation Zones	Accepted	
	<p>If carried out by Redland City Council; or</p> <p>1 the excavation or filling proposed does not exceed a depth of 300mm on its own or when combined with any previous excavation or filling;</p> <p>2 the excavation or filling does not exceed:</p> <p>a 600m² in area; or</p> <p>b a volume of 50m³; and</p> <p>3 where involving a retaining wall, the retaining wall is not greater than 1 metre in height</p> <p>If the proposed filling or excavation:</p> <p>(1) does not involve:</p> <p>a) excavation of 100m³ or more at or below 5m AHD; or</p> <p>b) filling of 500m³ with an average depth of 0.5m or more on land below 5m AHD; and</p> <p>(2) does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling; and</p> <p>(3) is not located in an area mapped by any of the following overlays:</p> <p>a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or</p> <p>b) Coastal Protection (Erosion Prone Area) Overlay; or</p>	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	c) Waterway Corridors and Wetlands Overlay; or d) Environmental Significance Overlay.	
	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)), outcome (refer section 5.3.3 (2)-(c)).	
	If not accepted or code assessable	Infrastructure works code
	Code assessment	
	If exceeding a volume of 50m ³ , If not accepted	Healthy waters code Infrastructure works code
Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	If not accepted	Healthy waters code Infrastructure works code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 6: PERMITTED USES ON THE BIRKDALE COMMONWEALTH LAND SITE (IN STRATEGIC FRAMEWORK)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

3.2.3 Economic Growth

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of clean, export-oriented industries and training and tertiary education facilities. An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of:

- clean, export-oriented industries;
- training and tertiary education facilities; and
- tourism, recreation, open space and sporting activities.

An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

3.4.1.13 Birkdale special enterprise area

1. A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities and tourism, recreation, open space and sporting activities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 7: INTEGRATING ADULT STORES SPRP PROVISIONS INTO CITY PLAN

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table SC1.2.1 — Index of administrative definitions

Index for administrative definitions		
<ul style="list-style-type: none"> • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Defined flood event • Defined storm tide event • Demand unit • Development footprint 	<ul style="list-style-type: none"> • Domestic outbuilding • Dwelling • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Netserv plan • Non-resident workers • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Projection area(s) • Rear lot • Secondary dwelling • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes

Table SC1.2.2 — Administrative definitions

Administrative term	Definition
Adult store sensitive use area	<p>Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following:</p> <ul style="list-style-type: none"> 200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or 100 metres of an Adult Store Sensitive Use measured in a straight line.

Table 5.4.1—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	<p>Accepted subject to requirements</p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	
	<p>If:</p> <ul style="list-style-type: none"> (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area. 	Principal centre zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <p>(1) not accepted subject to requirements;</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4; and</p> <p>(3) not located in an adult store sensitive use area.</p>	<p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>
<p>Adult store</p> <p>Bar</p> <p>Caretaker's accommodation</p> <p>Child care centre</p> <p>Club</p> <p>Community care centre</p> <p>Community residence</p> <p>Community use</p> <p>Dwelling unit</p> <p>Educational establishment</p> <p>Emergency services</p> <p>Food and drink outlet</p> <p>Function facility</p> <p>Health care services</p> <p>Hospital</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Market</p> <p>Multiple dwelling</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Place of worship</p> <p>Residential care facility</p> <p>Retirement facility</p> <p>Rooming accommodation</p> <p>Service industry</p> <p>Shop</p> <p>Shopping centre</p> <p>Short term accommodation</p> <p>Showroom</p>	<p>Accepted subject to requirements</p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p> <p>If a change of use within an existing building and involving only minor building work</p> <p>Code assessment</p> <p>If:</p> <p>(1) not accepted subject to requirements; and</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4</p>	<p>Principal centre zone code</p> <p>Principal centre zone code</p> <p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre Veterinary services		

Table 5.4.2—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Major centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m, and (3) not located in an adult store sensitive use area.	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Major centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Nightclub entertainment facility Office Place of worship Rooming accommodation Service industry Short term accommodation Showroom Theatre Veterinary services		

Table 5.4.3—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	District centre zone code
	Code assessment If: (1) not accepted subject to requirements; (2) building height does not exceed 17m, and (3) not located in an adult store sensitive use area.	
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	Code assessment If not accepted subject to requirements and building height does not exceed 17m	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Nightclub entertainment facility Office Place of worship Service industry Showroom Theatre Veterinary services		Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.4—Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Local centre zone code
	Code assessment If: (1) not accepted subject to requirements; (2) building height does not exceed 10.5m; and (1) not located in an adult store sensitive use area.	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Code assessment	
	If not located in an adult store sensitive use area.	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Brothel Car wash Crematorium Funeral parlour Service station	Code assessment	
		Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.7—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work, and (2) not located in an adult store sensitive use area.	Mixed use zone code Adult stores code
	Code assessment	
	If: (1) not accepted subject to requirements; and (2) not located in an adult store sensitive use area.	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Agricultural supplies store Bulk landscape supplies Emergency services	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden centre Hardware and trade supplies Indoor sport and recreation Low impact industry	If change of use within an existing building and involving only minor building work	Mixed use zone code
Outdoor sales Place of worship Service industry Showroom Veterinary services Warehouse	Code assessment If not accepted subject to requirements	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 8: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE CONSERVATION ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	All	Infrastructure works code Healthy waters code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 9: IMPACTS OF RETAINING WALLS ON VISUAL AMENITY (INFRASTRUCTURE WORKS CODE)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

9.3.2.3 Infrastructure works code – Specific benchmarks for assessment

Table 9.3.2.3.1 —Benchmarks for devevelopment that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Excavation and filling	
<p>PO1</p> <p>Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.</p>	<p>AO1.1</p> <p>Excavation and filling does not exceed:</p> <ol style="list-style-type: none"> (1) a depth of 750mm either alone or combined with any previous excavation or filling; (2) an area of 600m²; and (3) a volume of 50m³.
<p>PO2</p> <p>Excavation and filling involving retaining walls or structures ensures that they:</p> <ol style="list-style-type: none"> (1) are of an appropriate scale so they do not overbear or dominate buildings/structures and land uses in the locality; and (2) where they are visible from a public place, are constructed of materials that are of a high quality appearance and/or incorporate landscaping or other features to assist in reducing their visual prominence. 	<p>AO2.1</p> <p>Retaining walls or structures do not exceed 1m in height.</p>
<p>PO3</p> <p>Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.</p>	<p>AO3.1</p> <p>Retaining walls or structures:</p> <ol style="list-style-type: none"> (1) are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; (2) have a design life of not less than 60 years; and (3) where associated with reconfiguration, are not constructed of timber materials. <p>AO3.2</p> <p>Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>
<p>PO4</p> <p>Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species.</p> <p>Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry.</p> <p>In addition, where a site contains contaminated material, additional requirements under the Environmental Protection Act 1994 may apply.</p>	<p>AO4.1</p> <p>Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>

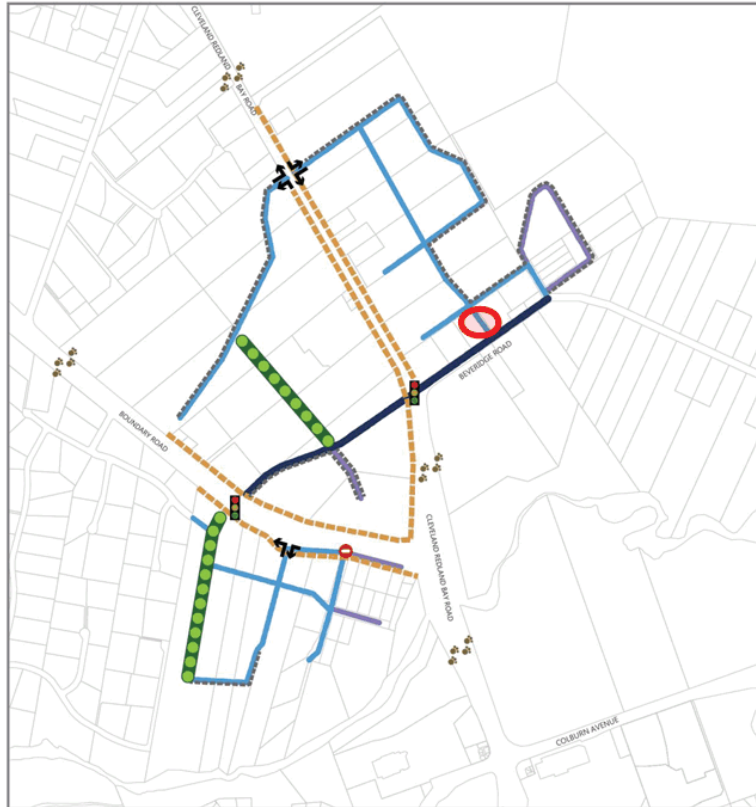
Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 10: ROAD MOVEMENT NETWORK IN SOUTH-EAST THORLANDS (18-22 BEVERIDGE ROAD COLLECTOR STREET)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme will be made to the following Figure (amendment area circled in red).



South East Thornlands - Road Movement Network

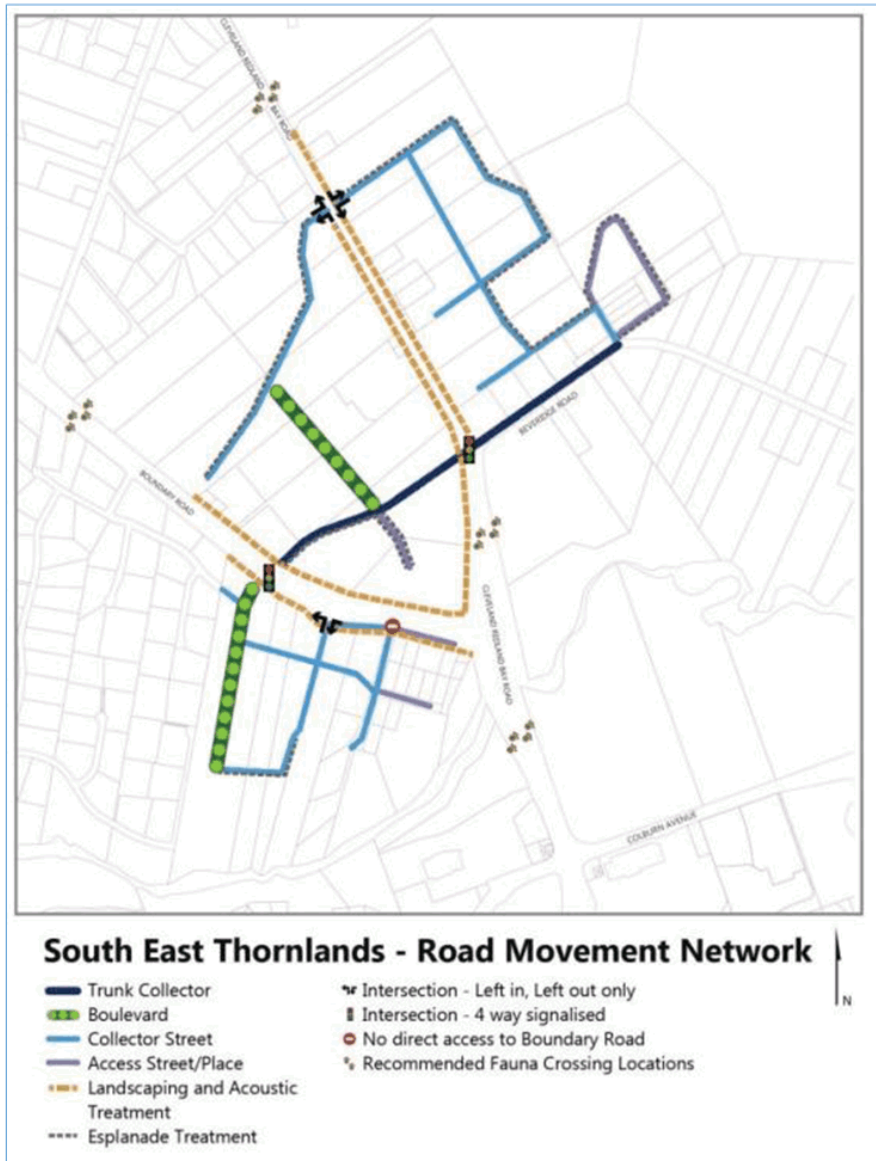
- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- - - Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations

These changes (removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Medium Density Residential Zone Code) will be applied to the following figures within City Plan:

1. Figure 6.2.2.3.4 South East Thornlands: road movement network;
2. Figure 6.2.3.3.5 South East Thornlands: road movement network;
3. Figure 6.2.10.3.1 South East Thornlands: road movement network;

4. **Figure 9.3.4.3.3 South East Thornlands: road movement network** (note that the figure in the current version of city plan incorrectly shows the Kinross Road Movement Network – the whole figure will be replaced using the updated image below).

The figures are to be amended as follows:



Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 11: AMENITY AND VISUAL IMPACTS OF DEVELOPMENT ALONG CANAL AND LAKE FRONTAGES – ADDITIONAL PROVISIONS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Accepted	
Substation Utility installation	Accepted	
	If provided by a public sector entity	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Dwelling house	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR2, LDR3, LDR4 or LDR5 If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
Dual Occupancy	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and	Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(3) density does not exceed 1 dwelling per 400m ² of site area	
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
Home based business	Accepted subject to requirements	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements	
	Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation. Editor's note—The acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	If: (1) a dwelling house in precincts LDR2, LDR3, LDR4 or LDR5, or (2) a dual occupancy in precinct LDR5.	Low density residential zone code
	If (1) in precincts LDR2, LDR3 or LDR4, or	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body	
Accepted development		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

6.2.1 Low density residential zone code

6.2.1.2 Purpose

...

(e) Precinct LDR5: Canal and Lakeside Estates:

- (i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;
- (ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and
- (iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location.

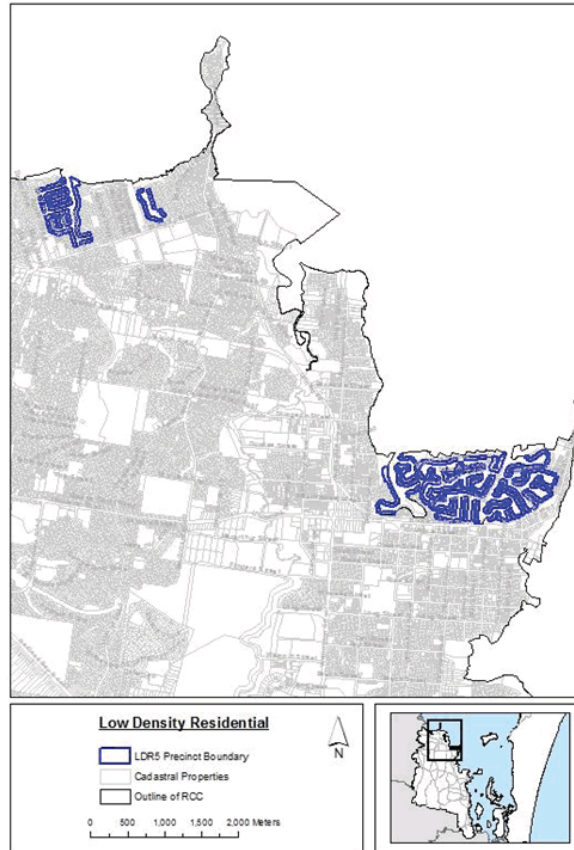


Figure 6.2.1.2.5 – Precinct LDR5: Canal and Lakeside Estates

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3.1 —Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies and dwelling houses in precinct LDR5: Canal and lakeside estates	
<p>PO6 Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <ol style="list-style-type: none"> Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls; Maintain the structural stability of revetment walls; 	<p>AO6.1 Development is set back 9m from the property boundary adjoining a revetment wall.</p> <p><i>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</i></p>

<p>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</p> <p>Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p>	<p><i>Editor's note—Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</i></p> <p><i>Editor's note - Council has assessed that development that:</i></p> <p><i>a) is placed at, or greater than, 9.0m from the top of the revetment wall; or</i></p> <p><i>b) does not place more than 2.0kPa net positive load on the revetment wall; is unlikely to cause damage or collapse to the revetment wall.</i></p>
<p>PO7</p> <p>Development is set back from property boundaries to provide unimpeded access to allow for the maintenance of revetment walls.</p>	<p>AO7.1</p> <p>Development is setback a minimum of 2m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from the land.</p> <p>AO7.2</p> <p>Development provides a minimum 1m side access along the full length of one side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall.</p> <p><i>Editor's note – The above acceptable outcomes (AO7.1 and AO7.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable outcome, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</i></p> <p><i>Editor's note – PO7 and AO7.1 and AO7.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO6/ AO6.1 or PO8/AO8.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.</i></p>
<p>PO7</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by:</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p>	<p>AO7.1</p> <p>Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>AO8.1</p> <p>Development (including domestic outbuildings and other roofed structures, but excluding in-ground</p>

<p>PO8 Development maintains the amenity of adjoining premises and the local area by ensuring that no development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is established closer to the canal/lake than existing dwellings on adjoining sites.</p> <p>Note – for PO8, 'dwelling' is taken to include structures which are attached to the dwelling, but not detached structures on the same lot.</p>	<p>swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake.</p> <p><i>Editor's note - This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under Schedule 9 of the Regulation.</i></p>
--	--

Editor's note – the following figures (6.2.1.2.6, 6.2.1.2.7 and 6.2.1.2.8) are provided to assist with interpretation of PO8

Editor's note - Where a dwelling has been demolished and a site is vacant, the past dwelling footprint is to be used to determine the extent of development under PO8.

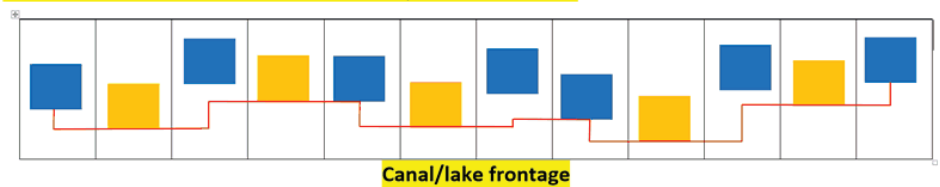


Figure 6.2.1.2.6 - To achieve compliance with PO8, dwellings represented by blue rectangles may develop closer to the canal/lake, up to the red line. For dwellings represented by orange rectangles, development closer to the canal/lake would not comply with PO8. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.



Figure 6.2.1.2.7 - To achieve compliance with PO8, dwellings may develop closer to the canal/lake, up to the red line. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.

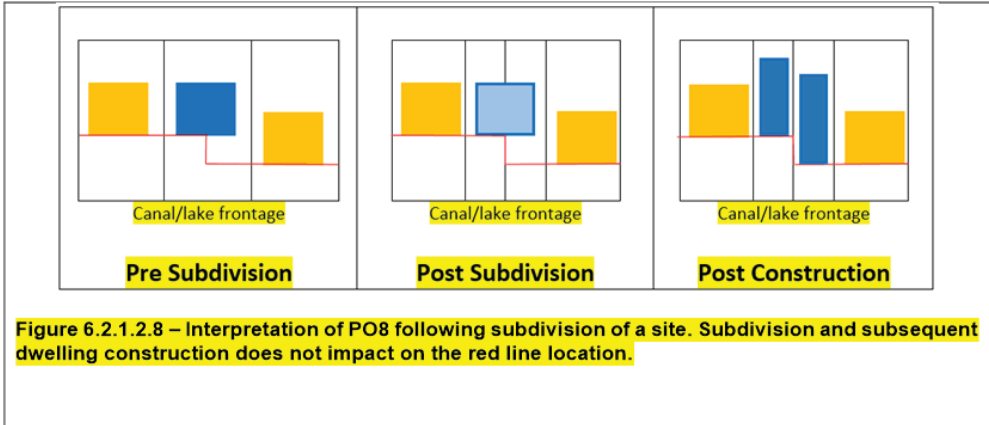
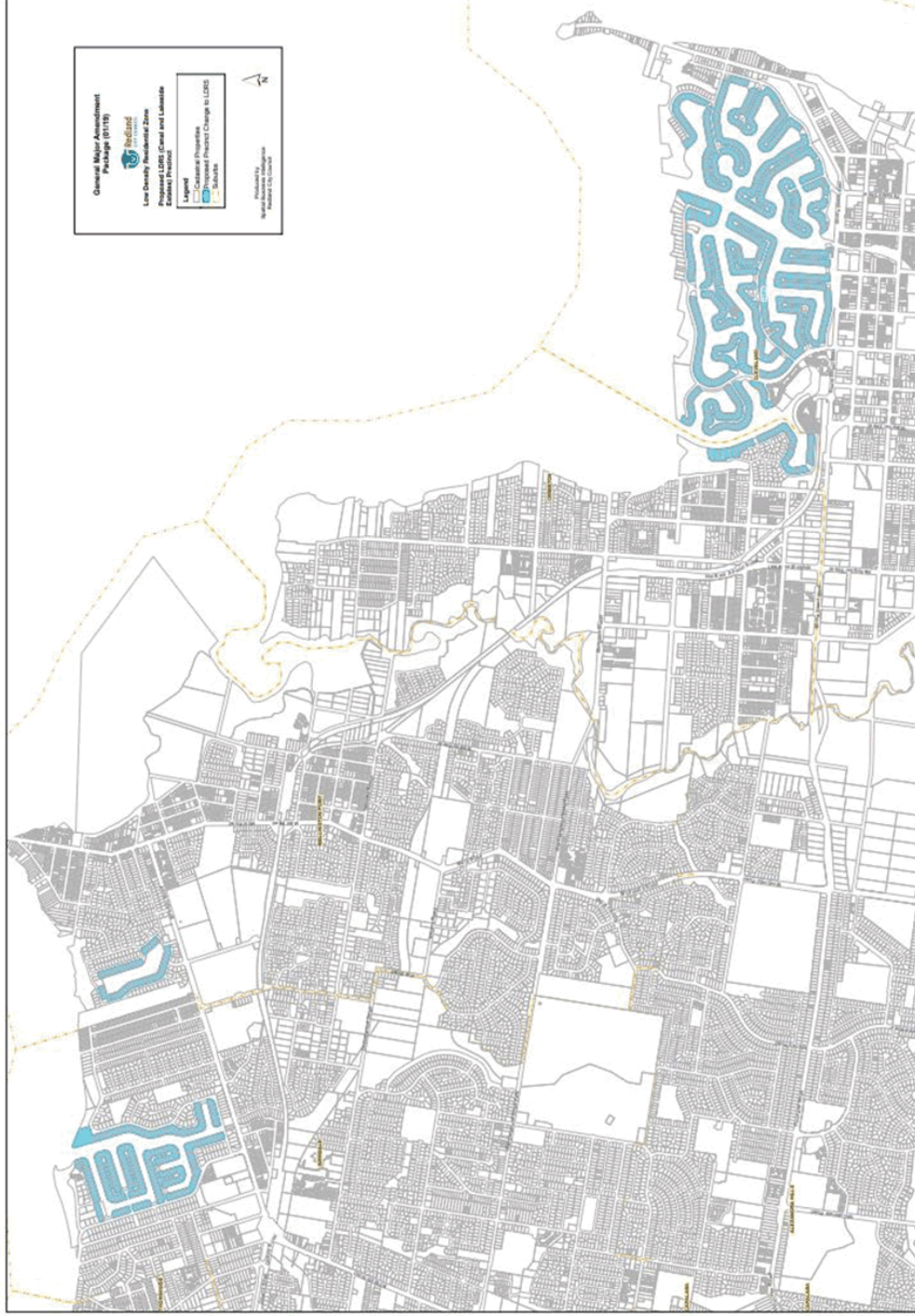


Figure 6.2.1.2.8 – Interpretation of PO8 following subdivision of a site. Subdivision and subsequent dwelling construction does not impact on the red line location.



Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 12: DUAL OCCUPANCY DENSITY IN THE LOW DENSITY RESIDENTIAL ZONE

Proposed City Plan Amendments

The proposed amendment to the Planning Scheme is as follows:

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - b. development maintains a low density streetscape character;
 - c. where not within a particular precinct, lot sizes are not reduced below 400m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
 - d. where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
 - e. uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - f. shops, offices and food and drink outlets are not established;
 - g. buildings are of a house-like scale;
 - h. home based businesses are undertaken where they do not detract from the residential amenity of the area; and
 - i. development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - a. Precinct LDR1: large lot residential:
 - i. the precinct retains a very low density residential character;
 - ii. retention of habitat within the precinct is maximised;
 - iii. housing forms are limited to dwelling houses; and
 - iv. lot sizes are not reduced below 2,000m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

Table 6.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross is limited to dwelling houses.	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on larger lots greater than or equal to 800m ² in area, and unless in a form that is consistent with the low density, open and low-rise character of the locality.	AO2.1 Density does not exceed one dwelling per 400m ² of site area. AO2.2 The site has a minimum frontage of 20m.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 13: 145-167 PANORAMA DRIVE, THORNLANDS

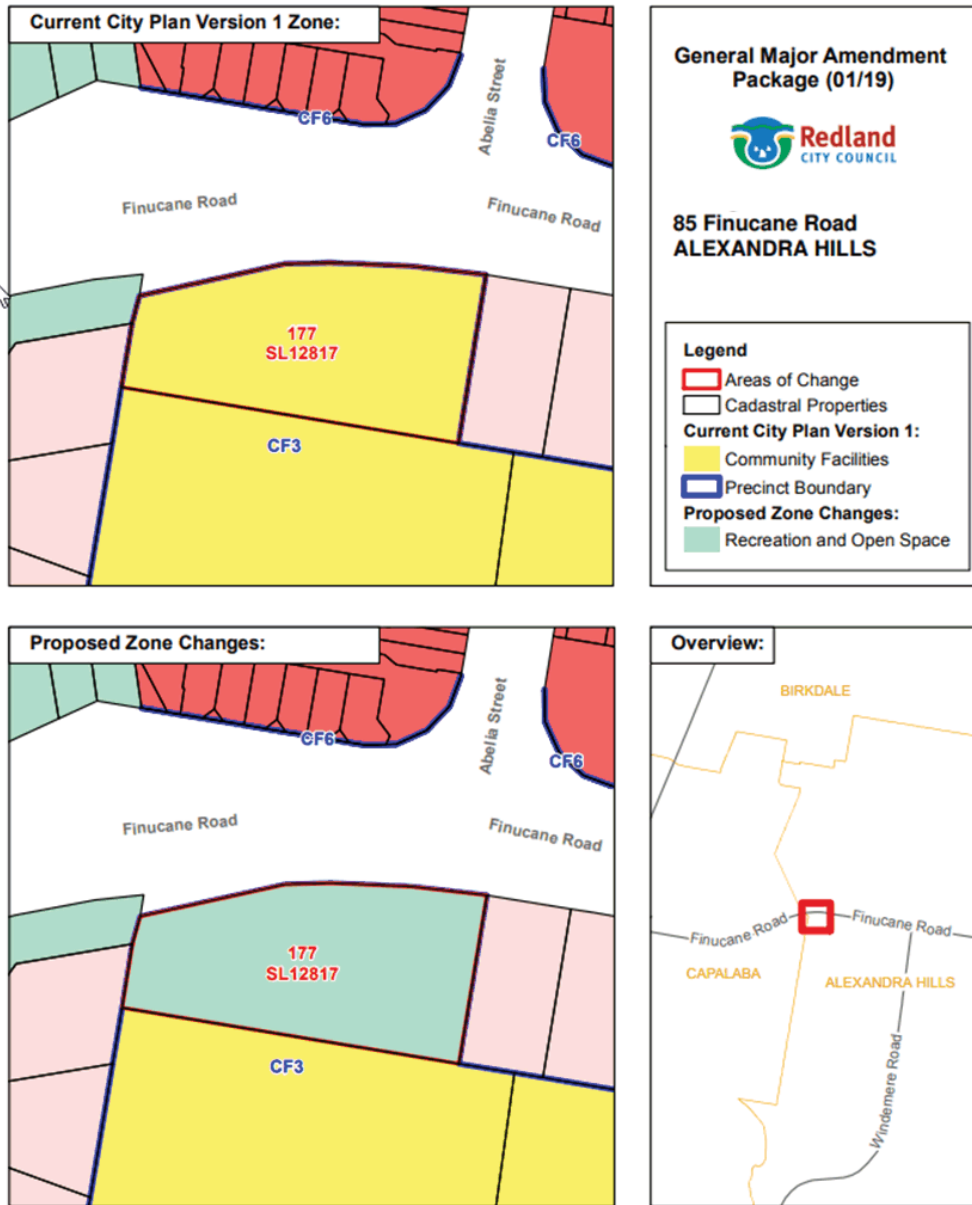
Proposed City Plan Amendments

Note - Item 13 has been removed from the amendment package following public consultation.

ITEM 14: 85 FINUCANE ROAD, ALEXANDRA HILLS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



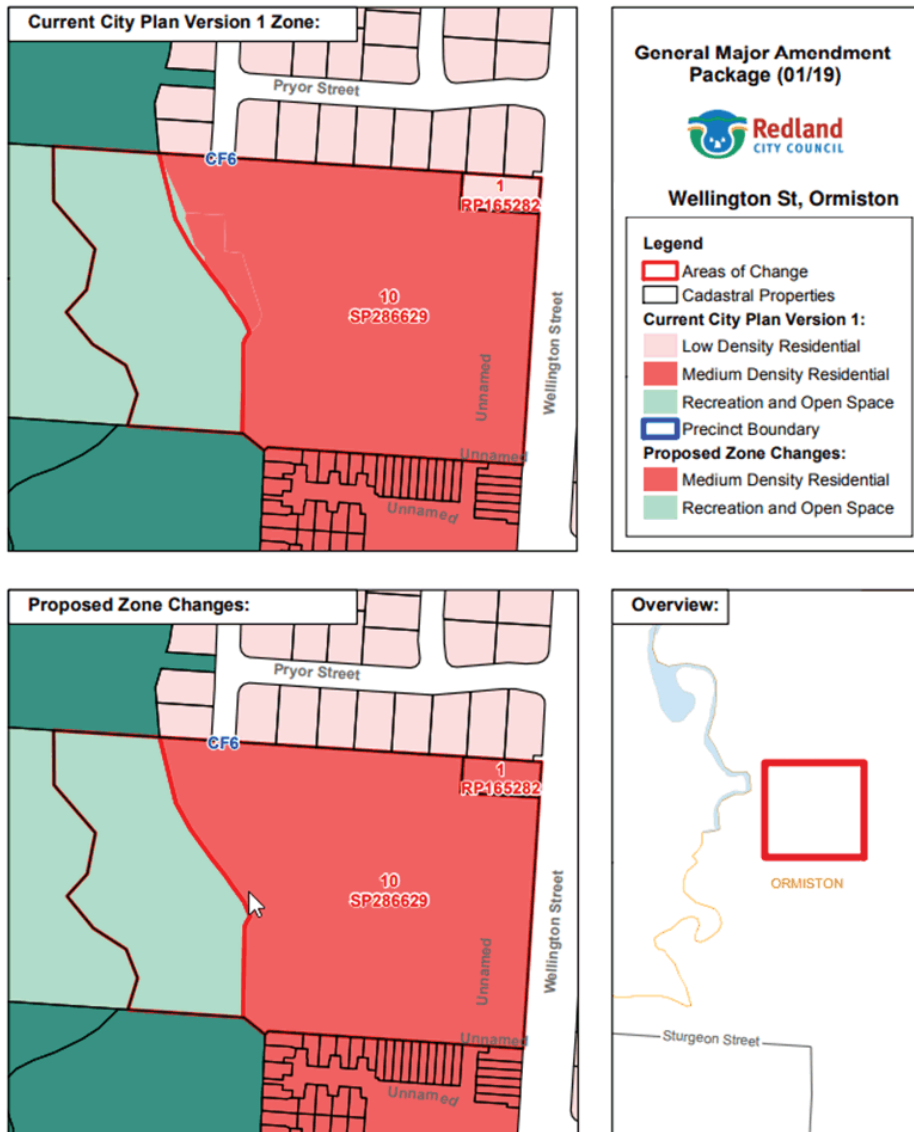
ITEM 15: 188 WELLINGTON STREET, ORMISTON

AND

ITEM 23: 174-186 WELLINGTON STREET, ORMISTON

Proposed City Plan Amendments

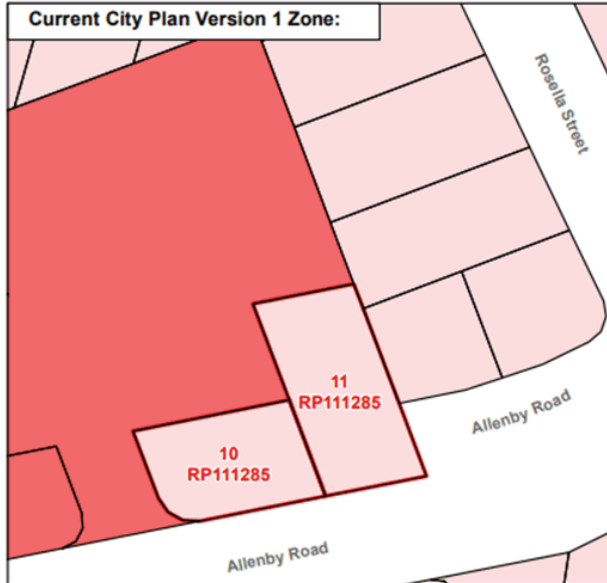
The proposed amendments to the Planning Scheme are as follows:




ITEM 16: 130-138 ALLENBY ROAD, WELLINGTON POINT

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



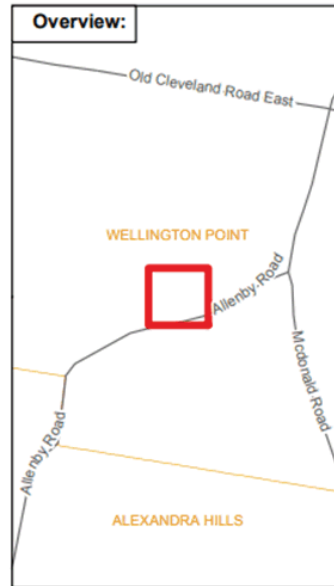
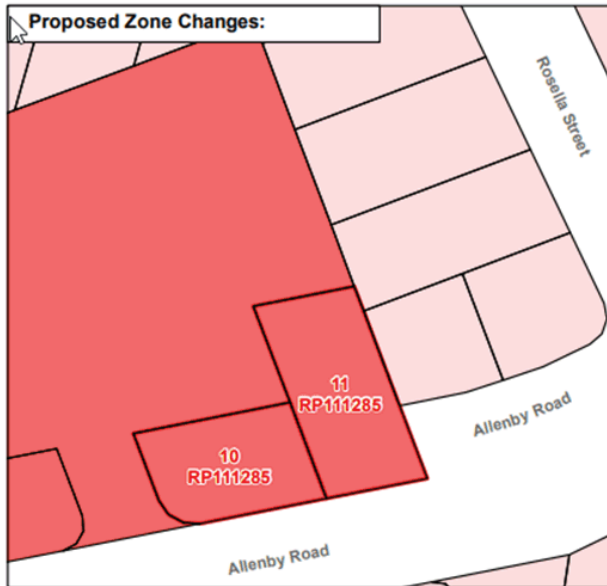
General Major Amendment Package (01/19)



130-138 Allenby Road WELLINGTON POINT

Legend

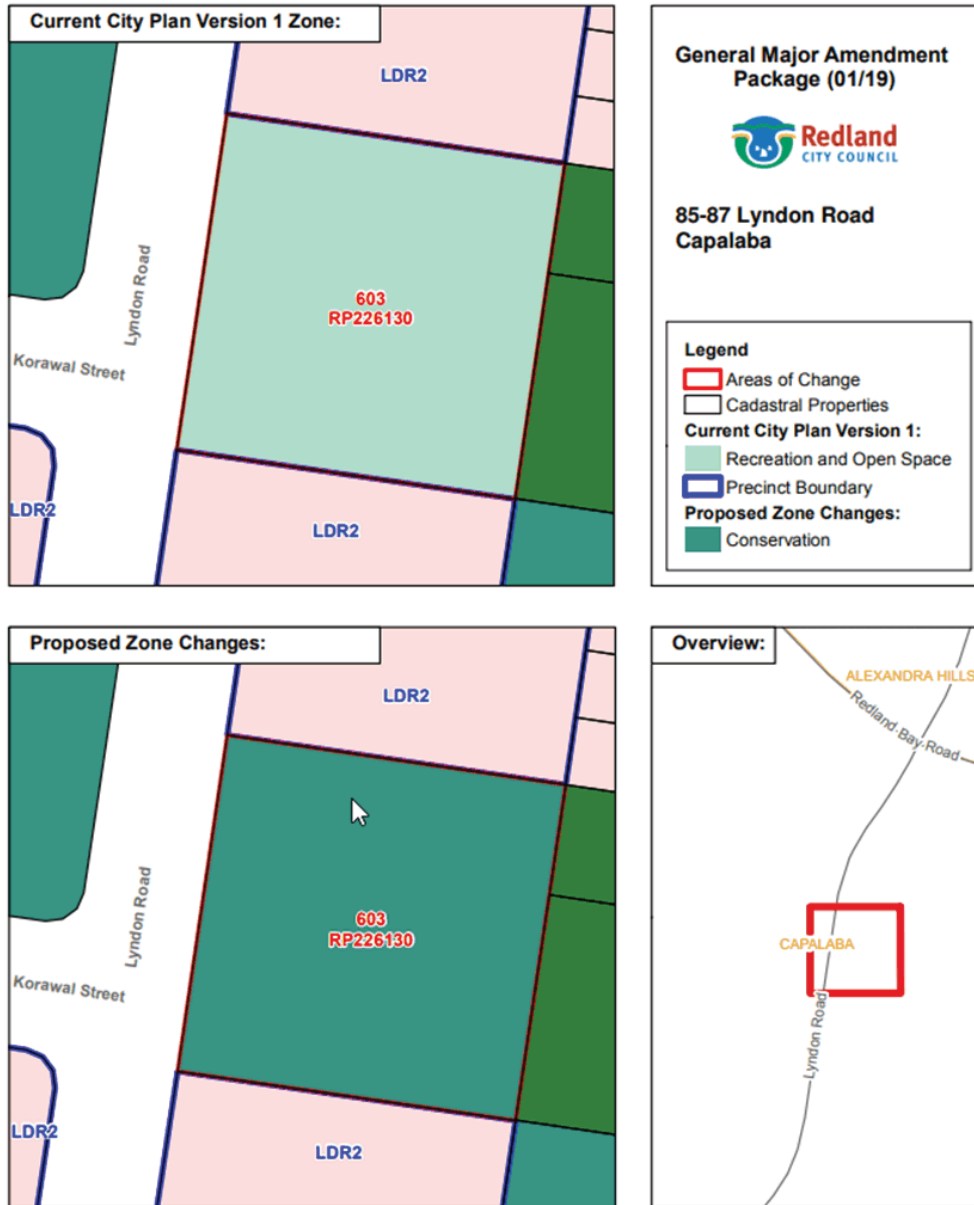
- Areas of Change (Red outline)
- Cadastral Properties (Black outline)
- Current City Plan Version 1:**
 - Low Density Residential (Light pink)
- Proposed Zone Changes:**
 - Medium Density Residential (Dark red)



ITEM 17: 85-87 LYNDON ROAD, CAPALABA

Proposed City Plan Amendments

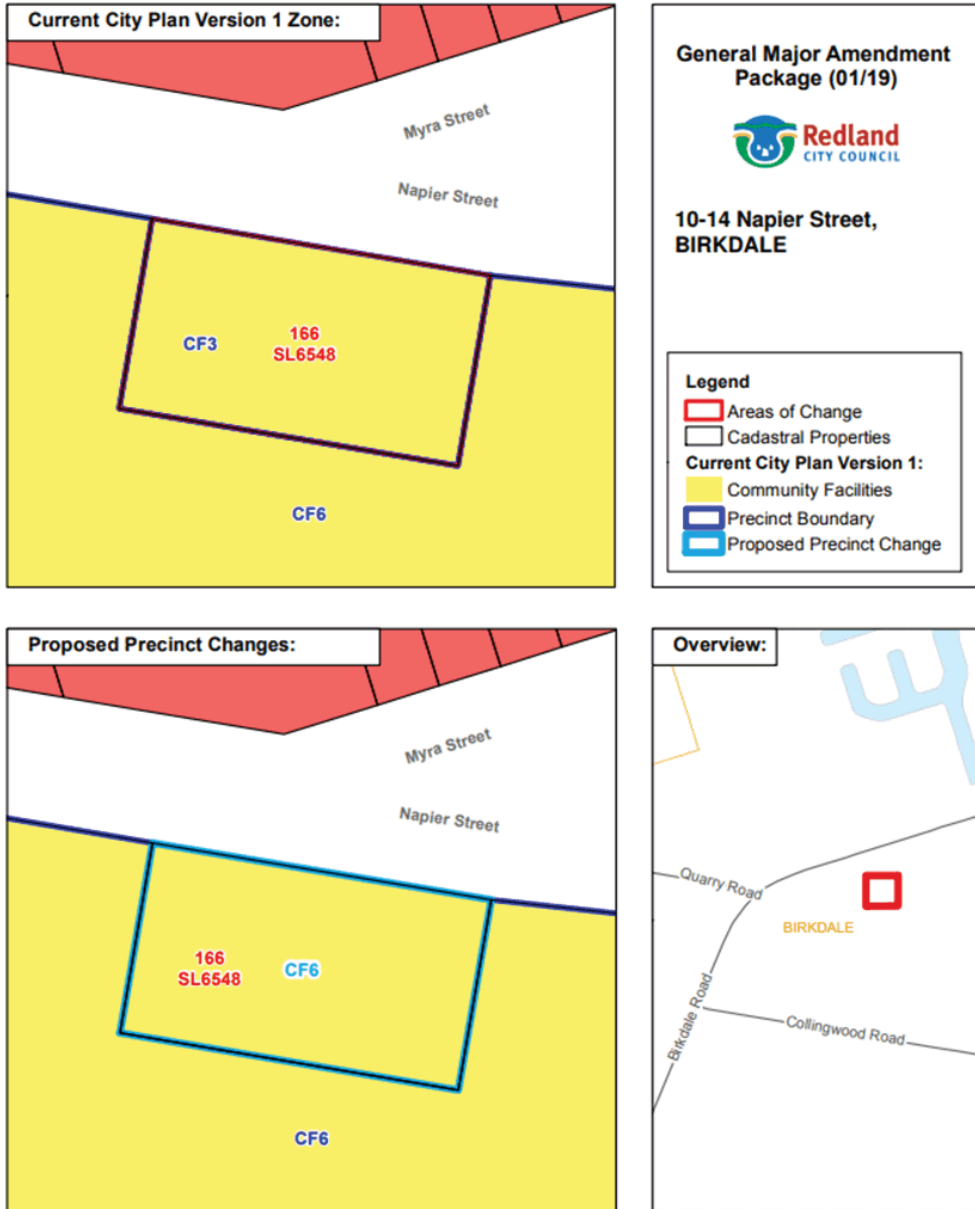
The proposed amendments to the Planning Scheme are as follows:



ITEM 18: 10-14 NAPIER STREET, BIRKDALE

Proposed City Plan Amendments

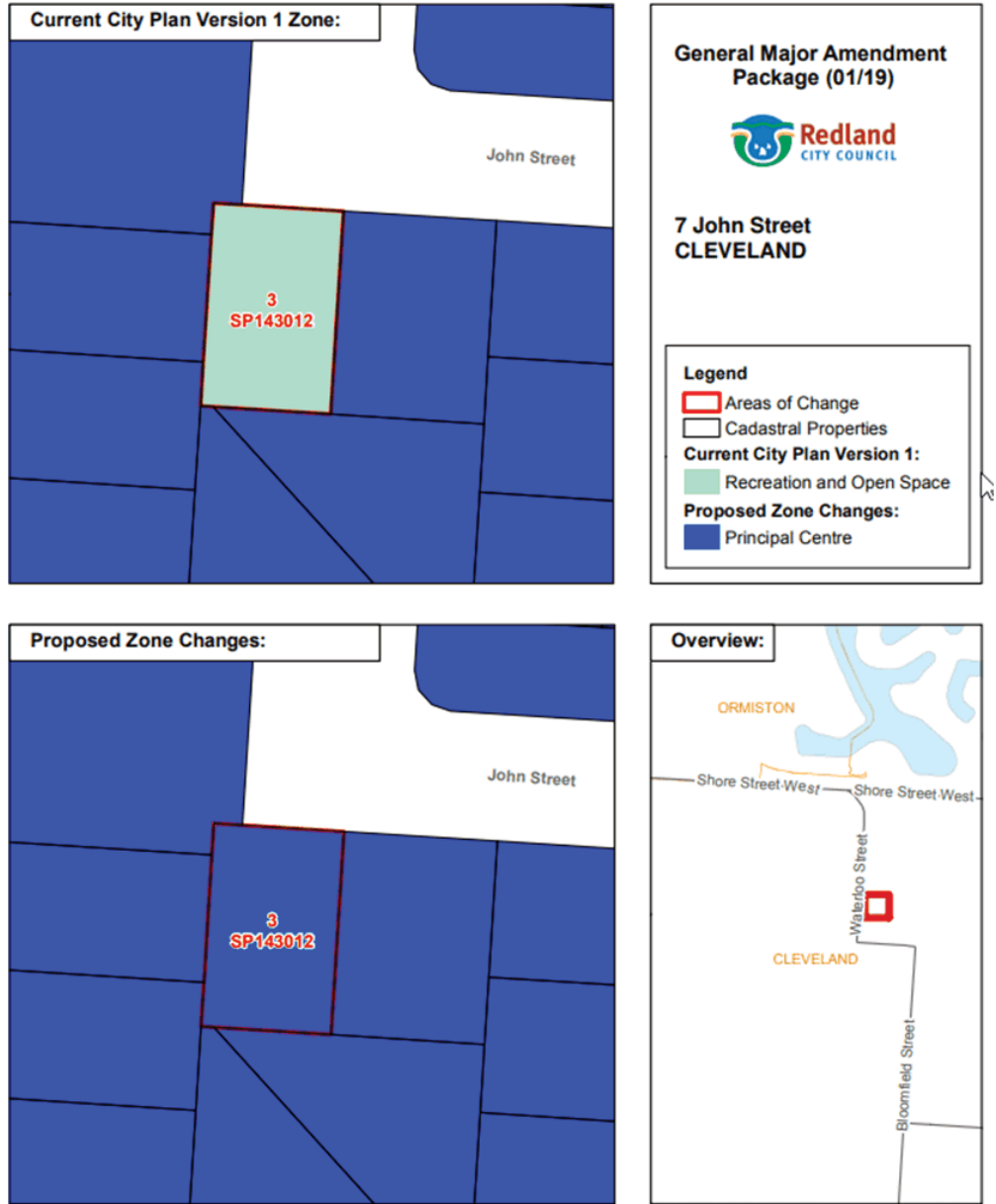
The proposed amendments to the Planning Scheme are as follows:



ITEM 19: 7 JOHN STREET, CLEVELAND

Proposed City Plan Amendments

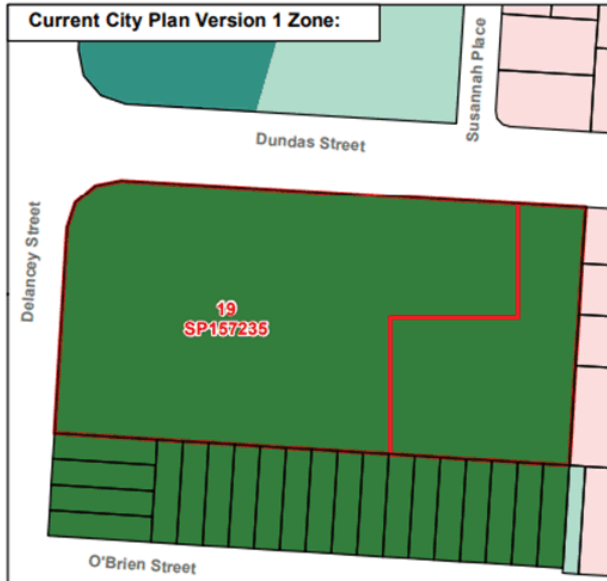
The proposed amendments to the Planning Scheme are as follows:




ITEM 20: 159-169 DELANCEY STREET, ORMISTON

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



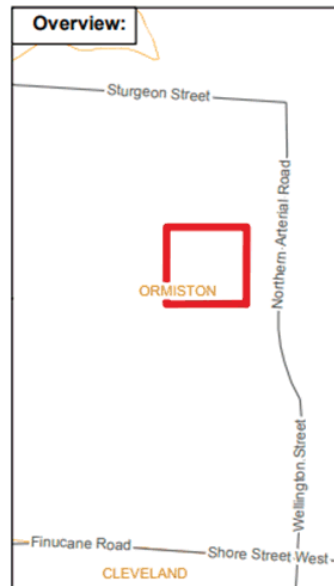
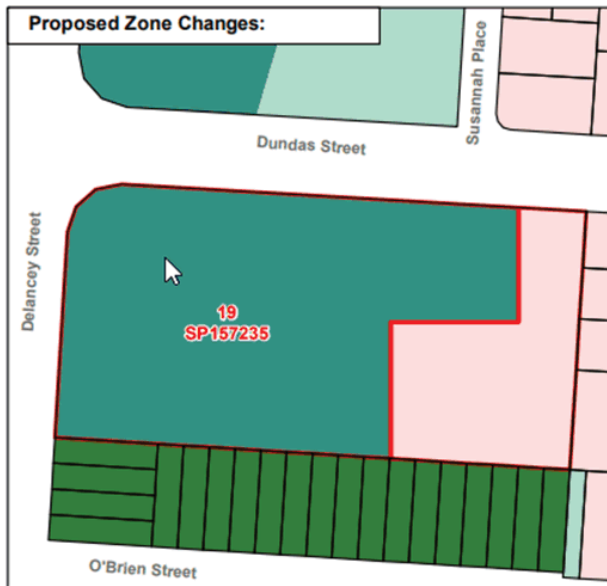
General Major Amendment Package (01/19)



159-169 Delancey Street ORMISTON

Legend

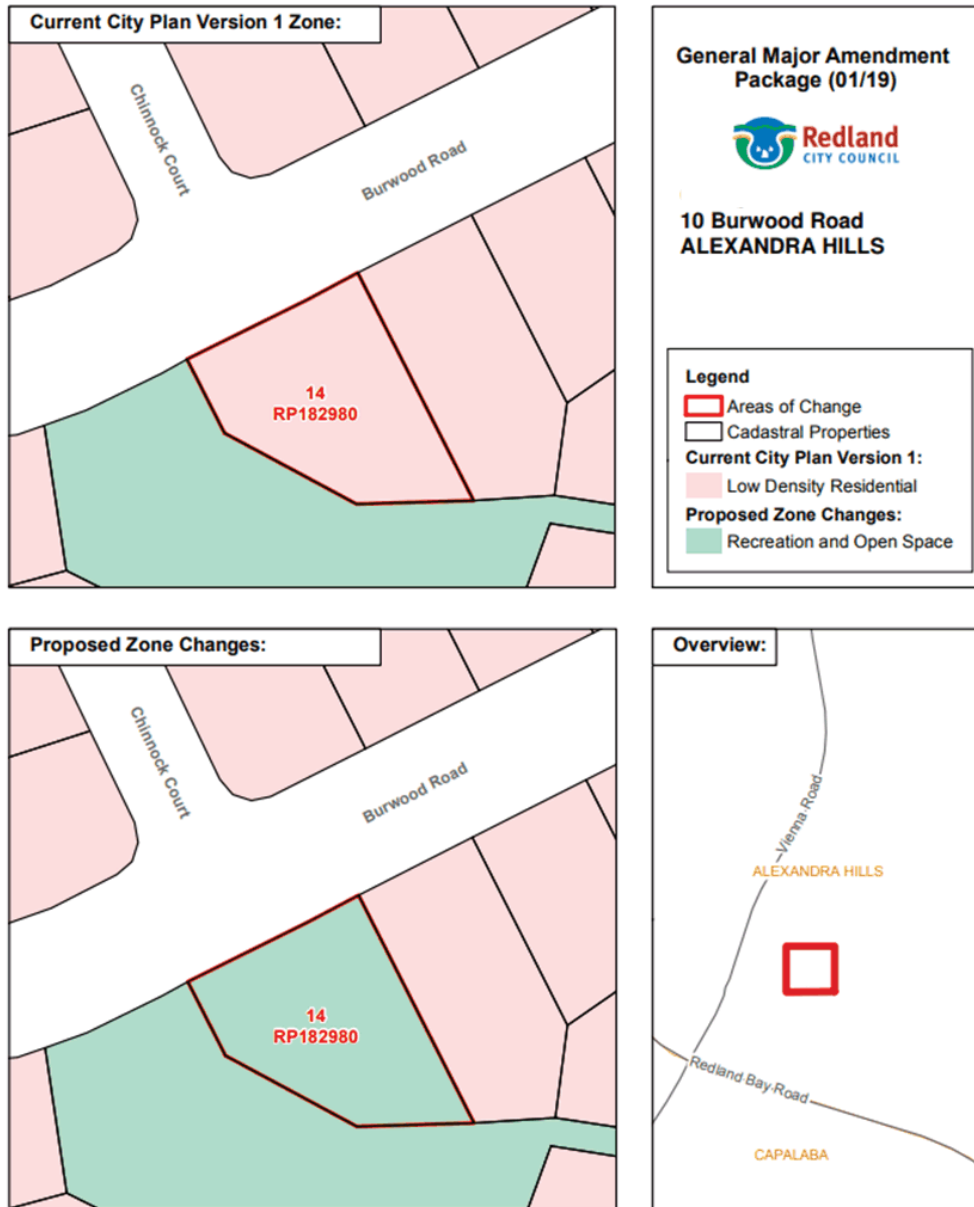
- Areas of Change (Red outline)
- Cadastral Properties (Black outline)
- Current City Plan Version 1:**
 - Environmental Management (Dark Green)
- Proposed Zone Changes:**
 - Low Density Residential (Pink)
 - Conservation (Light Green)



ITEM 21: 10 BURWOOD ROAD, ALEXANDRA HILLS

Proposed City Plan Amendments

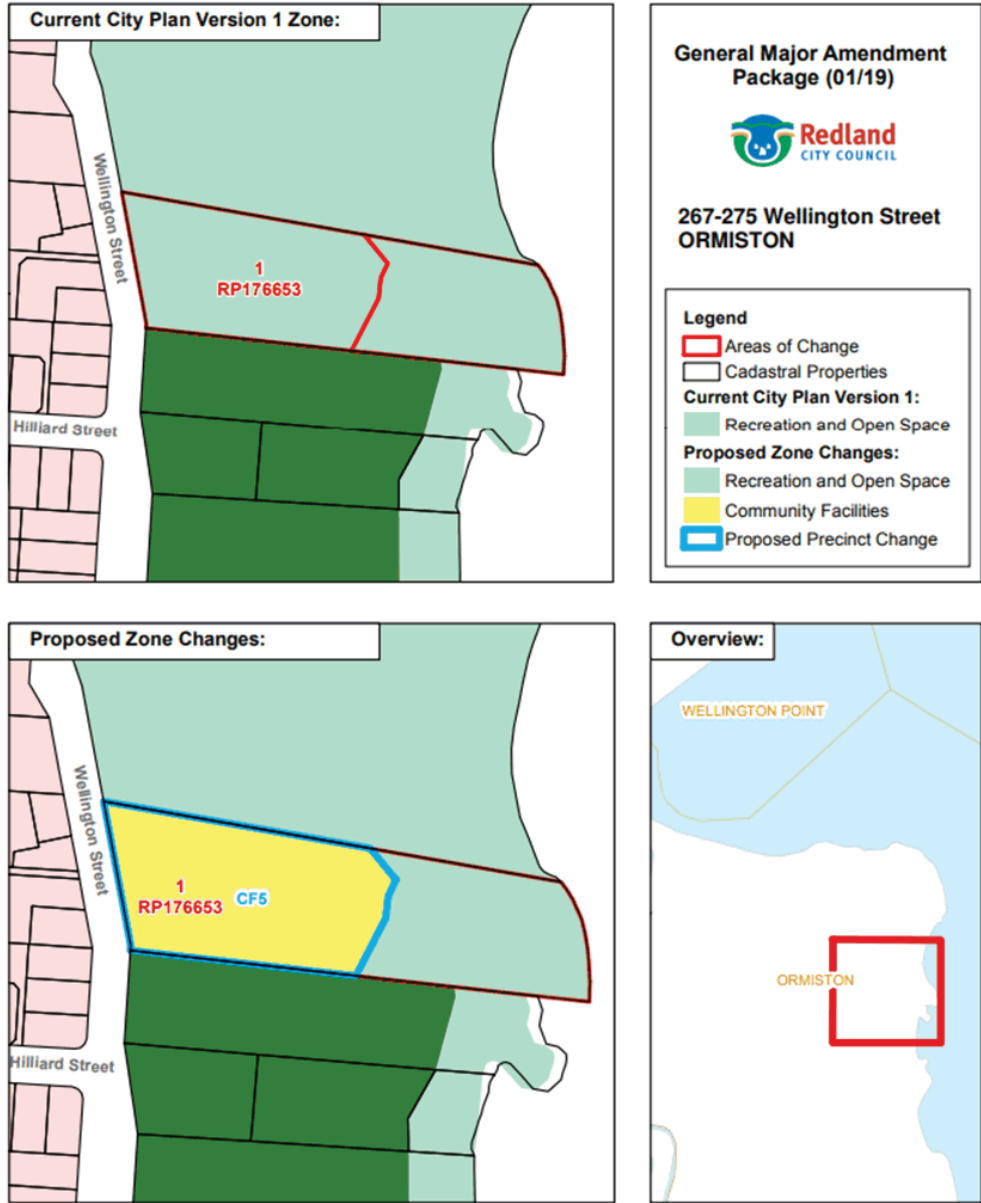
The proposed amendments to the Planning Scheme are as follows:



ITEM 22: 267-275 WELLINGTON STREET, ORMISTON

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



14.5 SUPERSEDED PLANNING SCHEME REQUEST AT 132-136 BUNKER ROAD, VICTORIA POINT SPS19/0015

Objective Reference:

Authorising Officer: David Jeanes, Acting General Manager Community & Customer Services

Responsible Officer: Stephen Hill, Acting Group Manager City Planning & Assessment

Report Author: Justin Leach, Planning Officer

Attachments:

1. Proposed reconfiguration layout Redlands Planning Scheme V7.2 for SPS19/0015 [↓](#)
2. Proposed reconfiguration layout City Plan for SPS19/0015 [↓](#)
3. Adverse planning change consideration SPS19/0015 - Confidential (under separate cover)

PURPOSE

To consider the proposed reconfiguring a lot application for one (1) into 18 lots at 132-136 Bunker Road, Victoria Point under the superseded planning scheme, being the Redlands Planning Scheme (RPS) Version 7.2. It is referred to Council for determination.

BACKGROUND

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

ISSUES

Proposal

The owners of the property are Robert and Kym Adams, and the applicant is East Coast Surveys Pty Ltd. The request, lodged on 4 October 2019, is for a proposed reconfiguring a lot application to be accepted, assessed and decided under the superseded Redlands Planning Scheme V7.2 (RPS) (refer to Attachment 1). The proposed development is 18 residential lots, a stormwater discharge lot, balance land dedicated for conservation purposes, and new road. The applicant has also provided a concept design for development under the City Plan, proposing three large lots (refer to Attachment 2).

The level of assessment for the proposed development is impact assessable under both RPS and City Plan. It is noted that the proposal would also be considered 'inconsistent other development' under the RPS.

Site & locality

The subject site has an area of 33,640m² and is currently improved by a dwelling and associated domestic outbuildings (refer Figure 1). The land generally slopes down from the rear of the site towards the Bunker Road frontage. Land to the east, south and west is included in the emerging community (EC) zone under the City Plan (refer Figure 2) and largely consists of dwelling houses, associated rural industry activity, and a mixture of native vegetation and historically cleared land. Land to the north of the site is zoned predominantly as low density residential and is comprised of single detached dwellings. Directly to the north is an environmental management zoned lot, which contains a dwelling house and existing native vegetation. Figure 3 depicts the extent of the

emerging urban communities (EUC) zone under the RPS, with the remainder being a mix of rural and environmental protection zoned lots.



Figure 1: Locality map



Figure 2: Zoning map City Plan

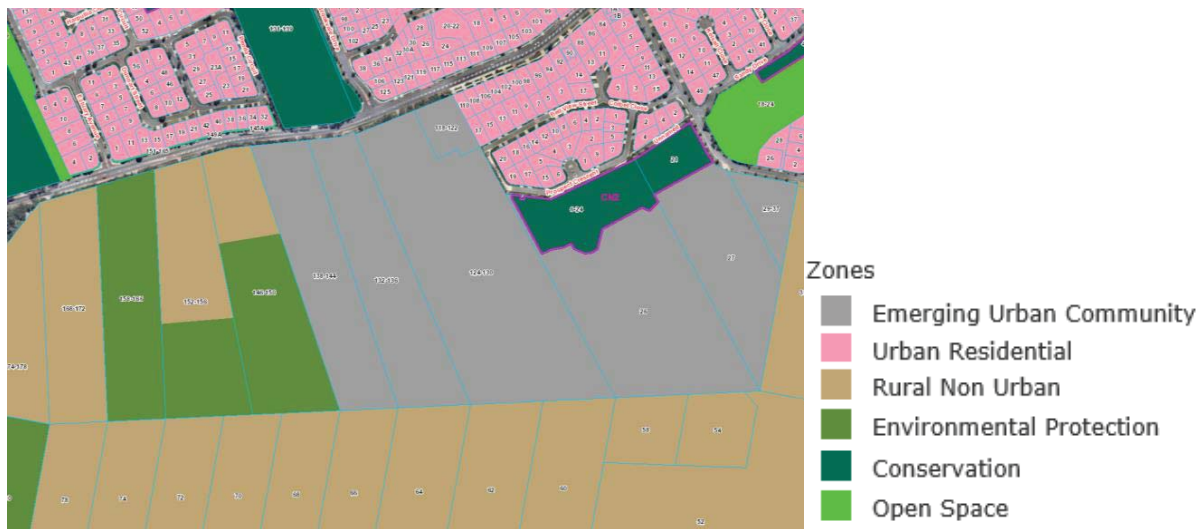


Figure 3: Zoning map RPS

ASSESSMENT OF REQUEST

Planning Act 2016

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

Planning Scheme differences

The site was zoned under the RPS as emerging urban community. This zoning has been carried forward under the City Plan and the site is zoned as emerging community. The level of assessment under both schemes would be impact assessable, which is determined by the zone. In broad terms, the zone intent has not changed with the implementation of the City Plan in relation to protecting land for future urban development subsequent to completion of a structure planning process over all land within the EC zone. However, there are a number of wording and provision changes that have been made under the City Plan emerging community zone.

Under the RPS there were five overlays mapped over the site as per Table 1 below. Each of the constraints identified by these overlays are reflected in the corresponding City Plan overlays, minus the protection of the poultry industry overlay code which is integrated into the emerging community zone code. The relevant change for this proposal is that the environmental significance overlay of City Plan now identifies vegetation to either be a matter of state environmental significance (MSES) or a matter of local environmental significance (MLES); rather than being broadly mapped as koala habitat, bushland habitat, or of an enhancement value under the habitat protection overlay in the RPS V7.2. In addition to the mapping changes, the application of the overlay code has been varied from the superseded RPS.

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

Parameter	RPS (V7.2) assessment benchmarks	City Plan assessment benchmarks
Zone	<ul style="list-style-type: none"> ● emerging urban community zone code 	<ul style="list-style-type: none"> ● emerging community zone code
Overlays	<ul style="list-style-type: none"> ● bushfire hazard overlay code ● flood prone, storm tide and drainage constrained land overlay code ● habitat protection overlay code 	<ul style="list-style-type: none"> ● bushfire hazard overlay code ● environmental significance overlay code ● flood and storm tide hazard overlay code ● transport noise corridor overlay

Parameter	RPS (V7.2) assessment benchmarks	City Plan assessment benchmarks
	<ul style="list-style-type: none"> protection of the poultry industry overlay code road and rail noise impact overlay code 	
Development Codes	<ul style="list-style-type: none"> reconfiguration code development near underground infrastructure code excavation and fill code infrastructure works code stormwater management code 	<ul style="list-style-type: none"> reconfiguring a lot code healthy waters code infrastructure works code landscape code transport, servicing, access and parking code

Table 1: RPS and City Plan assessment benchmarks

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

Development anticipated by the EUC and EC zones

Under RPS, specific outcome S1.1 of the EUC zone seeks to ensure that reconfiguring a lot by standard format plan, being an inconsistent form of development, is not undertaken in the emerging urban community zone. Specific outcome S1.3 also seeks that reconfiguration does not result in the fragmentation of land and creation of additional lots. The proposed development involves the creation of additional lots and fragments the land within the emerging urban community zoned area and does not comply with S1.1 and S1.3.

Notwithstanding the above, the overall outcome 2(a)(ii) seeks that uses and other development:

'Restrict other forms of development, including reconfiguration, until such time as the suitability of the land for urban purposes is established.'

With respect to the above overall outcome the RPS is clear in that a structure plan must be in place over the area of EUC land, prior to reconfiguration occurring. Without a structure plan in place for the site and the surrounding area, the acceptability of the reconfiguration layout cannot be adequately assessed.

This is further strengthened by desired environmental outcome no. 2 (1) by ensuring that Redlands Coast's unique character and identity is protected and strengthened by -

'(c) restricting the range of uses undertaken within the emerging urban community zone to maintain the land's low intensity and open character until such time as structure plans are prepared and managed by Redland City Council, in partnership with landowners, stakeholders and the community.'

Under City Plan, performance outcomes PO3 and PO4 of the EC zone code reflect generally the same criteria in the RPS in that, interim development is not to fragment or compromise the long term use of the site or nearby area for urban purposes or compromise the implementation of a future structure plan. The purpose of the emerging community zone code is:

'(1) to guide the creation of functional, efficient and attractive communities in the newly developing parts of the city, and to ensure interim development does not compromise the ability to establish these communities or detract from their quality.'

The purpose of the emerging community zone code is to be achieved through a range of overall outcomes, with the following being most pertinent at this initial stage:

'(a) structure planning of the area within the zone is undertaken in advance of any reconfiguration or development for urban purposes;

(b) interim development does not compromise or constrain the potential for well designed future urban communities.'

Therefore the intent of the EC zone under City Plan has remained generally in accordance with the intent sought by the superseded RPS, in that reconfiguration is not to occur until after a structure plan is developed for the area. As such, in the absence of a structure plan, an application to reconfigure the lot would not meet the overall outcomes of the zone code.

Environmental values

The site is identified under both the RPS and City Plan as containing environmental values. Under the RPS, the entire site is located within the mapped habitat protection overlay area, with the site being predominantly covered by the koala habitat overlay and partially covered by the bushland habitat overlay (see Figure 4). Under the City Plan environmental significance overlay, the majority of the site is mapped as MSES or MLES (see Figure 5). It is noted that the MSES is based on State Planning Policy mapping and would also be considered for an application lodged under RPS.



Figure 4: Habitat protection overlay code mapping



Figure 5: Environmental significance overlay code mapping

A detailed vegetation assessment of the property has not been undertaken for the purposes of this request, however the site has been identified and mapped to contain significant environmental values. When viewing the property from the street, numerous eucalypts are visible with a maintained grassy understory. Some weed/exotic species (umbrella tree, palms) are visible through aerial imagery and from the street, particularly around the existing dwelling and pool area. The vegetation towards the rear portion of the property, beyond the existing dwelling and outbuilding, appears to be denser.

Under both planning schemes, an applicant would need to demonstrate that any assessable development is appropriate for the site and avoids impacts on environmental values on the site and the locality. On this issue, an environmental assessment will be similar under both schemes. Both applications would require relevant technical assessments, such as arborist and ecological reports, which outline suspected impacts and provide sufficient detail to make a full assessment.

Koala Habitat - *Planning Regulation 2017* Schedule 11 Part 2 Section 6

The site has a split designation of koala habitat values. There is a significant area of high value bushland towards the rear of the site and the remainder being high value rehabilitation towards the street frontage and over the existing dwelling (refer to figure 6). Under the *Planning Regulation 2017*, the assessment benchmarks for development seek that:

'(3)(a) the development does not involve clearing non-juvenile koala habitat trees in a bushland habitat area;

(b) the development avoids clearing non-juvenile koala habitat trees in an area that is—

(i) a high value rehabilitation habitat area; or

(ii) a medium value rehabilitation habitat area;

(c) if the clearing of non-juvenile koala habitat trees can not be avoided in an area stated in paragraph (b)—

(i) the amount of clearing is minimised; and

(ii) any significant residual impact of the clearing is offset.'

The implications of the development within the mapped koala habitat area is the same, regardless of which planning scheme is used.

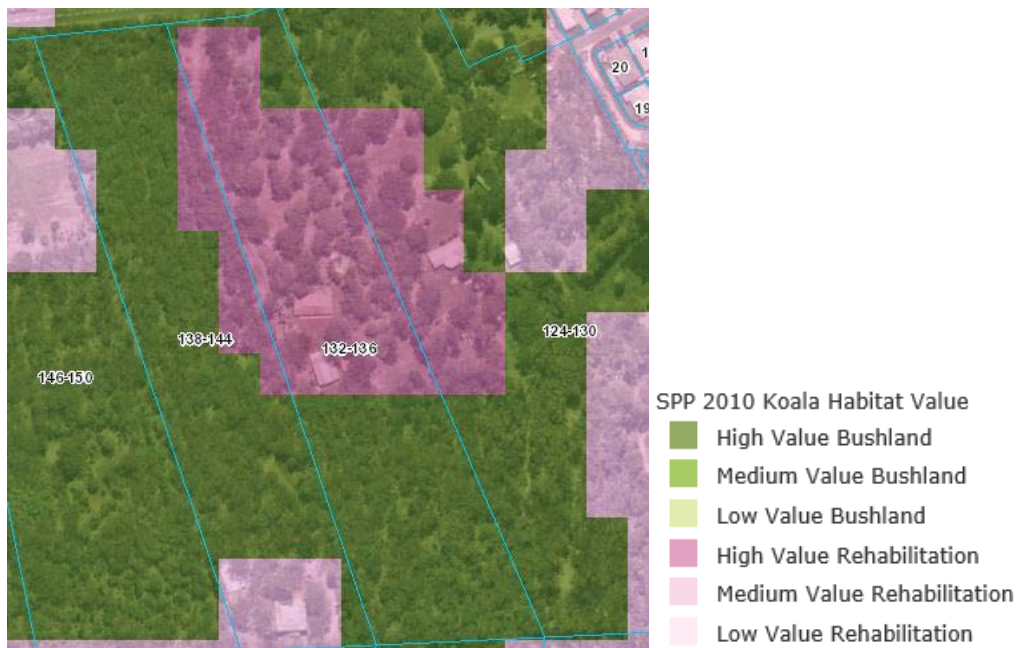


Figure 6: Koala habitat map

Adverse planning change

Confidential Attachment 3 of this report considers whether an adverse planning change has occurred as a result of the introduction of the City Plan.

Temporary local planning instruments

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

Draft structure plan

Council initially commenced a structure planning process of the parcels of land in the EUC zone located at Bunker Road in 2012. At its General Meeting on 10 October 2012, Council subsequently resolved:

1. To suspend the current planning processes for preparation of the Bunker Road Structure Plan (EUC zoned area).
2. That the Bunker Road EUC area be recognised as part of the planning for the broader Victoria Point local development area within the new planning scheme.
3. Undertake the planning for the Victoria Point (including Double Jump Road and Bunker Road) at an appropriate time after the adoption of the new Redlands Planning Scheme.

With the commencement of the new City Plan, Council formally commenced a structure planning process over all land included in the EC zone. Since that time, the draft structure plan and associated major amendments to City Plan have been significantly advanced and have been recently endorsed by Council to be submitted to the Planning Minister for the purposes of a State Interest review.

At this stage the draft structure plan remains confidential however, once approved by the Minister, it is expected that Council will release the draft plan for statutory public consultation.

The consultation process will provide all landowners as well as the broader community with the opportunity to comment on the draft structure plan and amendment.

CONCLUSION

In conclusion, it is not considered that City Plan has substantially changed the outcomes sought for development on the subject site. Recognising these circumstances, there is no rationale to support an impact assessable (inconsistent other development) reconfiguring a lot application for one (1) into 18 lots being considered under the superseded planning scheme

Accordingly, it is recommended that the request to be considered under the superseded planning scheme being the *RPS Version 7.2* be refused.

STRATEGIC IMPLICATIONS

Legislative Requirements

This request has been made in accordance with s.29 of the *Planning Act 2016* and Council must decide if it will accept the request or not.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request in accordance with s.29 of the *Planning Act 2016*. However, if the request is refused and the applicant proceeds to lodge and has an application determined under the current City Plan there may be a trigger for a compensation claim. This risk is considered very small as City Plan has not substantially changed the outcomes sought for development on the subject site, and has not therefore created an adverse planning change that carries a significant risk of compensation.

Financial

City Plan has not substantially changed the outcomes sought for development on the subject site and has not therefore created an adverse planning change. The financial risk associated with a compensation claim is therefore considered to be small.

People

There are no implications for staff associated with the request.

Environmental

There are no environmental issues associated with the request.

Social

There are no social issues associated with the request.

Human Rights

There are no human rights implications 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	04/10/2019	A copy of the development application was sent to the local Councillor as per regular procedure.

OPTIONS**Option One**

That Council resolves as follows:

1. To refuse the request and require the application be assessed and decided under City Plan.
2. To maintain Attachment 3 of this report as confidential subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Option Two

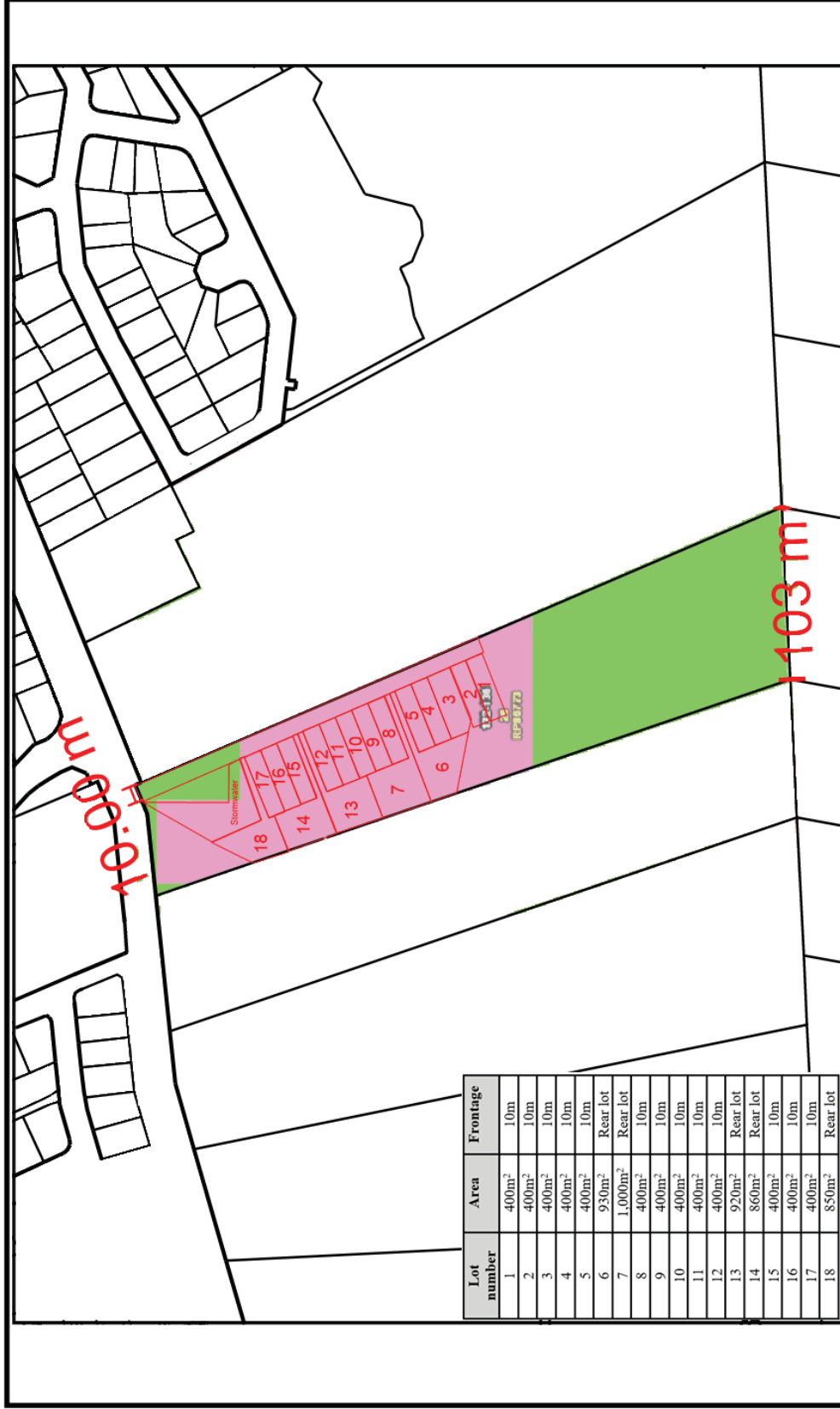
That Council resolves as follows:

1. To accept, assess and decide the development application for reconfiguring a lot on land known as 132-136 Bunker Road, Victoria Point, being Lot 26 on RP86773, under the superseded *Redlands Planning Scheme Version 7.2*.
2. To maintain Attachment 3 of this report as confidential until a development application for the proposed development is accepted, assessed and decided.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To refuse the request and require the application be assessed and decided under City Plan.
2. To maintain Attachment 3 of this report as confidential subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

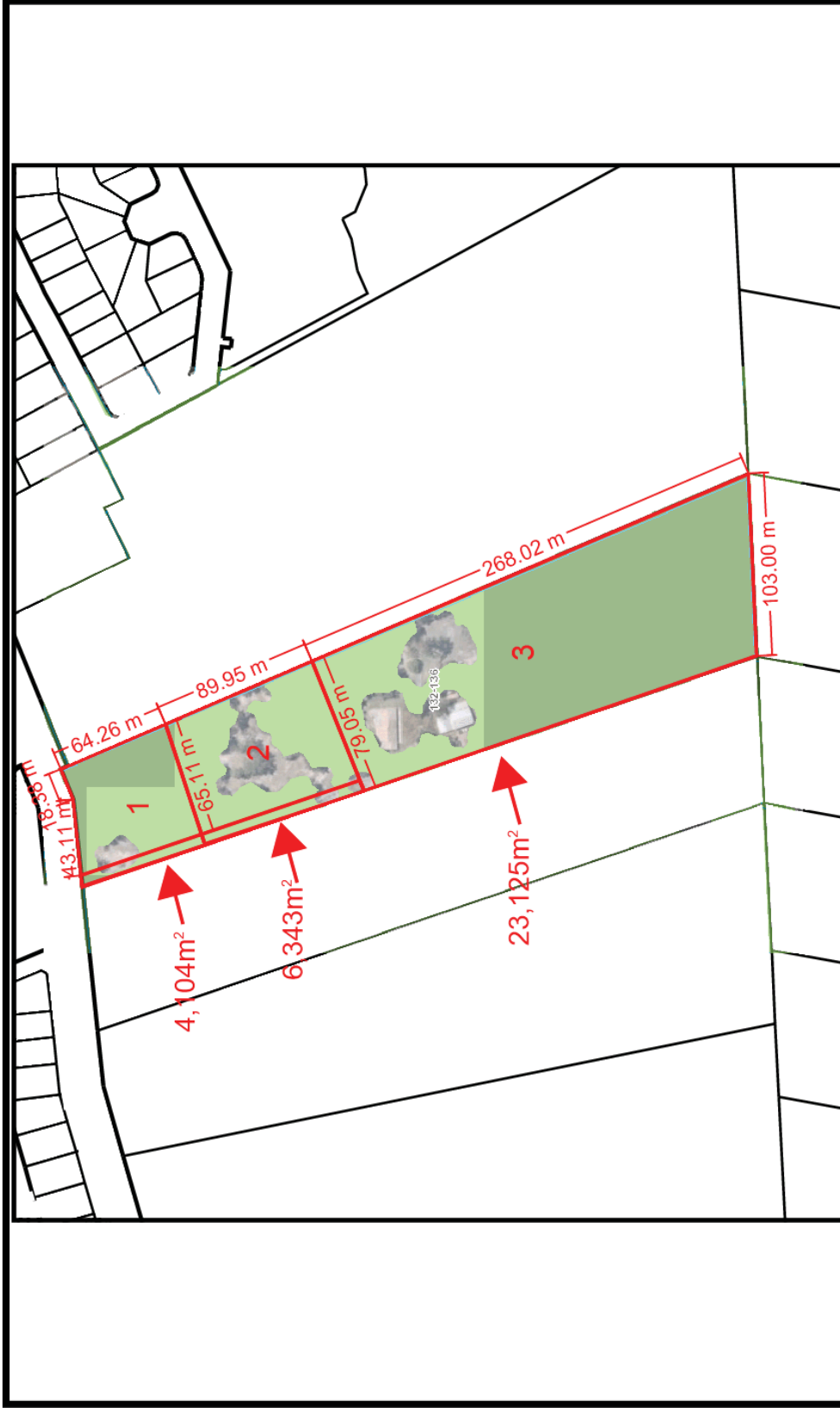


Email: info@eastcoastsurveys.com.au
 PO Box 168 Capalaba Qld 4157
 Ph 07 3823 1029 Fax 07 3823 2691
 Office: 7B Natasha St, Capalaba Qld 4157



East Coast Surveys (Aust) Pty Ltd
 Pty Ltd A.C.N. 111 434 005
 Licensed Surveyors, Subdivision
 Consultants

Potential Lot Layout Under RPS v7.2
 132-136 Bunker Road, Victoria Point
 Lot 26 on RP86773



Potential Layout Plan Under City Plan 2018
132-136 Bunker Road, Victoria Point
Lot 26 on RP86773



East Coast Surveys (Aust) Pty Ltd
Pty Ltd A.C.N. 111 434 005
Licensed Surveyors, Subdivision
Consultants

Email info@eastcoastsurveys.com.au
PO Box 168 Capalaba Qld 4157
Ph 07 3823 1029 Fax 07 3823 2691
Office: 7B Natasha St, Capalaba Qld 4157

Under Separate Cover

Attachment 3 – Confidential

Adverse Planning Change Consideration - SPS19/0015

14.6 SUBMISSION ON CREATING HEALTHY AND ACTIVE COMMUNITIES: MANDATORY PROVISIONS FOR NEIGHBOURHOOD DESIGN

Objective Reference:

Authorising Officer: David Jeanes, Acting General Manager Community & Customer Services

Responsible Officer: Stephen Hill, Acting Group Manager City Planning & Assessment

Report Author: Michael Beekhuyzen, Strategic Planner

Attachments:

1. Council Submission - Model Code for Neighbourhood Design [↓](#)
2. Local Government Association of Queensland Submission - Model Code for Neighbourhood Design [↓](#)
3. Department of State Development, Manufacturing, Infrastructure and Planning - Draft Model Code Consultation Report [↓](#)
4. Creating healthy and active communities: mandatory provisions for neighbourhood design [↓](#)

PURPOSE

To provide an outline of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) Overview Document: *Creating healthy and active communities: mandatory provisions for neighbourhood design* and seek endorsement to delegate authority to the Chief Executive Officer to make a submission.

BACKGROUND

2016: The Department of Housing and Public Works (DHPW) released for consultation a draft Reconfiguring a Lot code (RaL code) that was part of the Queensland Building Plan. The RaL code was developed to provide a leading practice set of subdivision standards to promote good urban design and attractive, accessible neighbourhoods. The consultation sought feedback on a range of issues affecting implementation of the proposals including whether the RaL code should be mandatory or optional.

2017: The draft RaL code was presented at a Councillor briefing in February 2017 as part of the broader Queensland Building Plan. A Council submission to the DHPW was subsequently made following the briefing that supported the RaL code in principle but did not support the code being mandatory for all new development as follows:

'It is Council's assertion that the Code should not be mandatory but a guide for Local Governments which can be considered during the preparation or amendment to the Reconfiguring a lot Code in their planning schemes. Alternatively, the Code as currently drafted should only apply to new urban release areas which may be designated as contemporary residential areas identified by Councils in their planning schemes.'

2019 (July): The DSDMIP released a Draft Model Code for neighbourhood design: A code for reconfiguring a lot (the Draft Model Code) for public consultation between 21 July and 1 September 2019. The Draft Model Code was intended to encourage the development of neighbourhoods that promote healthier and more active communities across Queensland.

The Draft Model Code was generally proposed to be voluntary, allowing individual councils to review the code and make changes to their planning schemes should they wish. However, five (5) elements of the Draft Model Code were proposed to be mandatory. These elements sought to improve and promote the walkability of neighbourhoods by:

- ensuring grid-like street networks;
- minimising cul-de-sacs;
- providing footpaths, complemented by street trees, on both sides of most streets;
- limiting street blocks to no longer than 130 metres with longer blocks having mid-block pedestrian links; and
- ensuring parks and open spaces are within comfortable walking distance of every dwelling.

Council considered the DSDMIP Draft Model Code at its General Meeting on 28 August 2019 and resolved to make a submission to DSDMIP as follows:

- That Council supports the intent of the Draft Model Code to encourage the development of healthier and more active communities across the state and respond to the challenges in providing greater housing choice which reflects best practice design.
- That Council, as the local planning authority, should retain the ability to consider the proposed mandatory elements as a best practice guide to inform future potential amendments to the City Plan.
- The Draft Model Code should be supported by a document that further explains and illustrates the rationale for each benchmark and includes the evidence base for the outcomes being sought, for example, the street block lengths.
- Suggested minor improvements to the Draft Model Code, including amending the comfortable walking distance to a local park and footpaths should be required only on streets with high traffic volumes and speeds within the distances proposed.

A submission was made to DSDMIP in accordance with the Council resolution on 30 August 2019 (see Attachment 1).

The Local Government Association of Queensland (LGAQ) also made a submission on 1 September 2019 (see Attachment 2) that made seven (7) key recommendations. The LGAQ submission, similar to Council's submission, supported the overall intent to promote healthy, walkable neighbourhoods and well-designed, liveable communities but opposed mandatory implementation of the Draft Model Code. The LGAQ submission also requested that should the State Government proceed with mandatory implementation, further detailed consultation be undertaken with local government.

ISSUES

1. Results of draft Model Code public consultation

The DSDMIP received more than 20,000 responses (including 75 written submissions) from the community, industry and local government across Queensland to the Draft Model Code released for public consultation between 21 July and 1 September 2019.

A Consultation Report (December 2019) that outlines the responses received to the Draft Model Code and the State Government's response is publicly available (see Attachment 3).

The Consultation Report identifies that there was strong support for the policy intent of the Draft Model Code to deliver healthy active communities with walkable neighbourhoods. However, local government, including Council, and some development industry submissions did not support proposed mandatory benchmarks.

Local government submissions on the Draft Model Code raised concerns about the proposed state-wide mandatory provisions:

- impacting local decision-making powers to deliver local outcomes;
- costs and benefits of the mandatory benchmarks; and
- impact on council budgets.

2. Creating healthy and active communities: mandatory provisions for neighbourhood design

The DSDMIP recently released a short overview document: *Creating healthy and active communities: mandatory provisions for neighbourhood design* (Overview Document) for public consultation in December 2019 and have provided until 31 January 2020 for comments (see Attachment 4).

The timing of the public consultation on these important planning reforms over the December 2019 and January 2020 holiday period is not supported as it potentially limits the ability of both local government and the community to make comments. It is recommended that the submission to DSDMIP raise concerns over the timing of the public consultation during the holiday period.

The overview document indicates the State Government's intention to introduce mandatory provisions for neighbourhood design across Queensland. This decision has been made despite strong objections being made to the introduction of mandatory provisions by both LGAQ and Council.

The DSDMIP have also refined the mandatory provisions for neighbourhood design in response to submissions made on the Draft Model Code.

A key change has been the removal of the proposed mandatory benchmark to limit the use of cul-de-sac streets. Council had opposed the proposed mandatory cul-de-sac street requirement in its submission on the Draft Model Code.

The voluntary elements of the Draft Model Code that were part of the previous consultation are not detailed in the overview document. The only reference to the voluntary elements in the overview document indicates that the voluntary elements apply to development assessment only if Council decides to amend the City Plan and include these provisions or amended provisions that suit local context.

The following sections of this report:

- outline the application of the mandatory benchmarks;
- identify the changes made to the mandatory benchmarks from the Draft Model Code;
- provide a review of the mandatory benchmarks against the equivalent benchmarks in the City Plan; and
- recommend a Council response to each of the proposed mandatory elements.

3. Application of the mandatory assessment benchmarks

The overview document proposes to include the mandatory benchmarks in the *Planning Regulation 2017*. This implementation proposal avoids any need to amend the City Plan (including community consultation).

The new benchmarks will only apply to new development that triggers a development application (code and impact assessable development and variation applications) for the reconfiguration of one or more lots where:

- the reconfiguration is the subdivision of the lot into more than one lot;
- the created lots are primarily for a residential purpose; and
- the lot(s) that are to be reconfigured are in or partly in any of the following zones:
 - a residential zone (that is not a rural residential zone); or
 - a centre zone; or
 - an emerging community zone; or
 - a mixed use zone; and
- the reconfiguration of the lot(s) will result in the creation or extension of at least one road (including public roads, private roads and no-through roads, but excluding driveways).

As proposed above, the mandatory provisions are to only apply to new reconfiguration (subdivision) that results in the creation or extension of at least one road. The mandatory provisions will not apply to existing development or material change of use applications.


The mandatory provisions also will not apply to rural areas.

Council in its submission on the Draft Model Code requested that Council, as the local planning authority, should retain the ability to consider the mandatory assessment benchmarks as a best practice guide to inform future potential amendments to the City Plan. It is recommended that the Council submission on the overview document reaffirms this position.

4. Mandatory assessment benchmarks

The proposed mandatory assessment benchmarks include five (5) elements that Council must assess development against. The overview document outlines that Council's City Plan may include benchmarks that have different requirements for the five (5) mandatory elements provided any different requirements do not conflict with the mandatory assessment benchmarks. The example provided in the overview document relates to a planning scheme having a higher rate of street tree provision than the mandatory rate.

4.1. Element 1: Street trees on both side of all streets

	Element 1	Street trees on both sides of all streets
PROPOSAL An average of one street tree provided every 15 metres on both sides of all streets.		
RATIONALE The provision of shade to encourage walking is important for Queensland's climate. Research indicates the more street trees along the footpath network, the more likely residents are to walk for 60 minutes each week. ¹ The proposed provision is a minimum requirement that a street tree is provided every 15 metres on average. This approach is intended to allow some flexibility with how street trees are provided, recognising that the verge is a competitive space, particularly for smaller lot frontages. Local governments will be best placed to determine appropriate shade tree species, responsive to the local climate and character of the area.		

The mandatory benchmark for street trees has been refined from the Draft Model Code proposal to require an average of one street per 15 metres on both sides of a street. The street tree benchmark has also been separated from the mandatory footpath benchmark (Mandatory Element 2). For example, the Draft Model Code previously proposed to have footpaths complemented by street trees on both sides of most streets as a mandatory benchmark.


The Landscape Code of the City Plan includes a similar benchmark (Performance Outcome 16) for street trees to that outlined in the overview document. The City Plan requires that street trees are provided to provide shade for pedestrians with the acceptable rate being one (1) tree per 10m of road frontage or 1 tree per 400m² of site area.

In providing street trees on new streets, Council generally seeks to have street trees provided on both sides of all new streets. However, this is not always achievable due to residential servicing requirements, particularly underground or overhead electricity. There is currently flexibility in the City Plan to provide street trees on only one side of a new street, where necessary, to avoid impacts on residential servicing such as electricity.

In addition, the overview document proposes street trees on both sides of all streets for shade for pedestrians but only requires footpaths on one side of minor residential streets (Mandatory Element 2). The mandatory benchmark for street trees should be consistent with the benchmark for footpaths and only require street trees on the side of a street with a footpath recognising the intent is to provide shade for pedestrians.

It is recommended that Council includes in its submission the need for the mandatory benchmarks to provide flexibility to allow for street trees to be provided on only one side of a new street where needed to avoid impacts on urban infrastructure servicing. The street tree mandatory benchmark should also be integrated with the footpath benchmark (Mandatory Element 2) as was proposed in the Draft Model Code to ensure street tree and footpath provisions align.

4.2. Element 2: Footpaths on at least one side of residential streets and both sides on main streets

	Element 2	Footpaths on at least one side of residential streets and both sides of main streets
<p>PROPOSAL</p> <p>A footpath is provided:</p> <ul style="list-style-type: none"> • on both sides of access and collector streets; and • on one side of local access streets 		
<p>RATIONALE</p> <p>Queenslanders consistently tell us they would walk more if there were more footpaths and the footpaths were wide, even-surfaced and more connected.</p> <p>Following feedback received, the provisions establish which street types require two footpaths and which, only one. These street typologies align with the IPWEAQ Street Design Manual Walkable Neighbourhoods – a commonly referenced document by many local governments and engineers.</p>		

The mandatory benchmark for footpaths has been refined from the Draft Model Code:

- To require footpaths on major roads only rather than as previously proposed on all streets and in proximity to certain land uses (i.e. schools, parks and shops) or where net residential density is greater than 20 dwellings per hectare.
- As noted in the previous section (4.1), the footpath benchmark has been separated from the street tree benchmark.

The transport, servicing, access and parking code of the City Plan includes a benchmark for footpaths that requires footpaths be provided as follows:

- 1.5 metre footpath on one side of an access street (equivalent to a local access street in overview document).
- 1.5 metre footpath on one side of a collector street.


It should be noted that the City Plan's street typology does not have an equivalent street to the access street in the Institute of Public Works Engineering Australasia (IPWEA) Street Design Manual (16 metre to 17 metre road reserve).

As noted above, while the City Plan requires footpaths on local access and collector streets it does not require a footpath be provided on both sides of a collector street. As the mandatory benchmarks require the provision of additional footpaths on a collector street this will have implications on the cost of new development and Council's ongoing footpath maintenance and replacement costs.

The mandatory requirement also does not provide any flexibility to provide a wider shared path (3 metres or greater) on only one side of a collector street instead of a narrower footpath on both sides of a collector street.

It is recommended that Council's submission highlights the potential financial implications on the community and to the cost of new development to provide footpaths on both sides of collector streets, and identify that the benchmark should provide flexibility to provide a wider shared path on only one side of a collector street where appropriate. As recommended in the previous section (4.1), the footpath benchmark and street tree benchmark should also be integrated as was proposed previously by DSDMIP in the Draft Model Code.

4.3. Element 3: Access to parks and open space

	<p>Element 3 Access to parks and open space</p>
<p>PROPOSAL</p> <p>Each created lot is 400 metres from the nearest boundary of an existing or committed local, district or regional park or other open space area (for example, linear park, esplanade, forest reserve, watercourse, coastal foreshore, habitat and wildlife corridors).</p>	
<p>RATIONALE</p> <p>Research indicates, 'adults with a wide range of green spaces around their home report 37 per cent lower hospitalisation rates and 16 per cent lower self-reported rates of heart disease or stroke.'²</p> <p>In response to feedback, the proposed provision expands and clarifies that a 'park' is not just limited to a local park, it includes green and open spaces that may not have embellishments but are accessible and usable for the community. This is reflective of the benefits that come from providing community access to a diverse range of parks, nature and open space.</p> <p>The distance is to be calculated from a boundary of a created lot to the edge of a park or other open space area as radial distance, not walking distance. The requirement also means that a created lot may be 400 metres from a park or other open space area that is outside the boundary of the lot(s) to be reconfigured.</p> <p>This provides some flexibility so that individual assessments can still factor in site specific scenarios where the 400 metre radial distance is separated by a pedestrian barrier (i.e. a major highway, rail line, river or other topographical feature), to achieve a reasonable walking distance to a park.</p> <p>The provision also reflects that where there is a commitment to a funded or approved future park, these are also relevant considerations that can be factored into assessments.</p>	

The mandatory benchmark for access to parks and open space has been amended from the Draft Model Code to expand the definition of a park and open space to include other greenspace like habitat areas and wildlife corridors (see above). The 400 metre accessibility standard has remained the same.

The *Redlands Open Space Strategy 2026 (2012)* and the desired standards of service in the City Plan (Local Government Infrastructure Plan) adopts an accessibility standard of 500 metres to a T3 neighbourhood park or T4 meeting place, which are equivalent to a local park in the model code.

The mandatory benchmark for access to parks and open space is similar to that required in the City Plan but importantly is 100 metres less than the City Plan accessibility standard and as noted above, expands the definition of a park and open space to include other greenspace with or without park embellishments that are accessible and usable for the community.

The introduction of this mandatory provision may lead to a new residential development meeting the mandatory 400 metre standard by its proximity to a habitat area or wildlife corridor while not being within 500 metres of a park (neighbourhood or higher order recreation park like community or destination park).

While the overview document indicates that the City Plan can have different benchmarks to the mandatory benchmarks – provided the different benchmark does not conflict with the mandatory benchmark – it is unclear whether Council would still be able to require that new residential development be within 500 metres of a neighbourhood park.

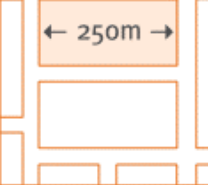
It is recommended that the submission request that Council's current policy position of requiring a neighbourhood park within 500 metres of new residential development not be compromised by the mandatory benchmark.

In addition, the mandatory provision may have implications for Council funding of local parks (given standard infrastructure charges are capped) or on development assessment decisions in circumstances where new development is not within 400 metres of a park or open space.

To fund additional local parks to meet a mandatory 400 metre standard would require alternative sources of funding to standard infrastructure charges or, if no alternative funding is available, may result in Council having to condition development to meet the standard or refuse development applications that do not meet the mandatory standard.

As raised in Council's previous submission, achieving community access to parks and open space is more than just a measure of distance. It also relates to the quality of the walking environment, for example, having shade, footpath and the overall pedestrian experience. Recognising that other mandatory benchmarks are seeking to improve the pedestrian environment, it is recommended that the submission identifies that a distance of 400-600 metres provides adequate access to parks and open space.

4.4. Element 4: Maximum Street block lengths on 250 metres


	Element 4	Maximum street block lengths of 250 metres
	<p>PROPOSAL</p> <p>Street block length is a maximum of 250 metres:</p> <ul style="list-style-type: none"> • from the centerline to centerline of intersecting roads; or • from the centerline of the intersecting road to the furthest lot boundary of the block, where there is only one intersecting road. 	
<p>RATIONALE</p> <p>Feedback received indicated that 130 metre maximum street block lengths or 200 metre maximum street blocks with a mid-block pedestrian link did not provide enough variation for block design.</p> <p>The 250 metre maximum is reflective of block design practices and represents a maximum block circumference between 500 and 600 metres, which is a comfortable five minute walk around the block.</p> <p>It is important that the provisions are clear about how the length of a block is actually measured. The measure from centerline to centerline is consistent with engineering standards in road standards.</p> <p>In response to feedback, there will no longer be a requirement that a mid-block pedestrian link is needed for block lengths over 200 metres.</p> <p>Mid-block pedestrian links remain a useful tool to assist in achieving a legible, connected pedestrian layout and would be encouraged as best practice. These are best considered based upon the specifics of the proposed design, mix of uses and locations of existing or proposed public transport stops – where there are natural pedestrian desire lines.</p>		

The mandatory benchmark for street block length has increased the maximum street block length from 130 metres in the Draft Model Code to 250 metres. The requirement for a mid-block pedestrian link has also been removed.

The City Plan does not currently include any specific benchmark for a maximum street block length. However, there are benchmarks that require the layout of streets to provide a connected and legible street pattern that maximises the use of a grid pattern. These benchmarks currently assist in managing street block length to ensure the walkability of neighbourhoods. The mandatory benchmark for street block length provides a prescriptive maximum length for street blocks that will assist in delivering a connected street pattern that maximises the use of a grid pattern, both of which are outcomes sought by the City Plan. On this basis, no technical comments are recommended on this mandatory benchmark.

It is also important to note that the proposed mandatory benchmark is consistent with current development industry practice with applications for reconfiguration generally not proposing street block lengths that exceed 250 metres in length.

4.5. Element 5: Connected street patterns that respond to the landscape of the local area

	Element 5 Connected street patterns that respond to the landscape of the local area
PROPOSAL <ul style="list-style-type: none"> • The layout of the street network is a connected and legible grid-like pattern that is responsive to topography. • The layout demonstrates pedestrian and cyclist connectivity. • The layout provides for connection to existing and future adjoining land development where relevant. 	
RATIONALE <p>Connected streets encourage walking and cycling and make places easier to navigate. The grid-like network allows for easy navigation, the ability to 'walk around the block' or within or between neighbourhoods.</p> <p>A grid-like network does not need to be the iconic straight lines and 90-degree angles. A grid-like pattern can have diversity in the street layout, responding to topography and natural features.</p> <p>The use of cul-de-sac streets is not excluded and councils can determine standards suited to their local areas.</p> <p>Grid-like streets don't have to mean increased speed and unsafe streets. There are many effective street calming design solutions that manage through traffic and provide clear signals to drivers they are in a residential area. Neighbourhoods designed for people, not cars incorporate these features.</p>	

The mandatory benchmark for connected street pattern has been amended to ensure the street pattern responds to natural topography, provides for pedestrian and cyclist connectivity and provides connections to existing and future adjoining development.

The proposed mandatory benchmark for connected street patterns is similar to the equivalent benchmark in the City Plan. The Reconfiguration code of the City Plan requires the movement network to:

- have a high level of internal access and external connections for pedestrians, cyclists, vehicle and public transport;
- provide a connected and legible street network;
- ensure connections for future development;
- maximise the use of a grid pattern layout; and
- minimise alterations to the natural topography and the amount of excavation and filling.

Recognising that the mandatory benchmark for a connected street pattern is similar to the equivalent City Plan benchmark, no comments are recommended on this mandatory element.

5. Submission on Overview Document

It is recommended that Council make a submission to the public release of the Overview Document, *Creating healthy and active communities: mandatory provisions for neighbourhood design* on the following matters:

- Council reconfirms its support for promoting healthier and more active communities across Queensland through improved neighbourhood design provisions.
- To reaffirm that Council, as the local planning authority, should retain the ability to consider the mandatory assessment benchmarks as a best practice guide to inform future potential amendments to the City Plan.
- Council expresses its concerns with the timing of the public consultation of these significant reforms over the December 2019 and January 2020 holiday period.
- The DSDMIP incorporates the following specific matters raised in this report on the proposed mandatory assessment benchmarks as follows:
 - The street tree and footpath mandatory benchmarks be integrated as originally proposed in the Draft Model Code.
 - The mandatory benchmark for street trees should provide greater flexibility to allow for street trees to be provided on only one side of a new street where needed to avoid impacts on urban infrastructure servicing.
 - The financial implications on the cost to the community and on new development to provide footpaths on both sides of collector streets, and recommend that the benchmark provides flexibility to provide a wider shared path on only one side of a collector street.
 - That a distance of 400-600 metres should provide adequate access to parks and open space with the improved pedestrian environment sought by the mandatory assessment benchmarks.
 - The State Government recognises the financial and development assessment implications if a distance of 400 metres to parks and open space is retained in the mandatory benchmarks.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements to make a submission to the DSDMIP on the publicly released *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

Risk Management

There are no risks in making a submission to the DSDMIP on the publicly released *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

Financial

As outlined in this report, there are potential financial implications on Council footpath and park costs should the DSDMIP proceed to implement the mandatory assessment benchmarks as outlined in the *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

design. The recommended submission is intended to highlight these financial implications to the DSDMIP.

People

The submission to the DSDMIP on the publicly released *Creating healthy and active communities: mandatory provisions for neighbourhood design* will be prepared by the Strategic Planning Unit.

Environmental

There are no environmental implications in Council making a submission on *the Creating healthy and active communities: mandatory provisions for neighbourhood design*.

Social

There are no social implications in Council making a submission on the *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

Human Rights

There are no human rights implications in Council making a submission on the *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

Alignment with Council's Policy and Plans

This report aligns with Council's policies and plans. This report is consistent with the Wise Planning and Design outcomes of the 2018-2023 Corporate Plan, and the City Plan 2018.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Officers in the Engineering and Environment Unit, City Planning and Assessment Group	January 2020	Provided advice on the City Plan benchmarks.

OPTIONS

Option One

That Council resolves to authorise the Chief Executive Officer to make a submission on the Overview Document: *Creating healthy and active communities: mandatory provisions for neighbourhood design* based on the following:

- a) Council reconfirms its support for promoting healthier and more active communities across Queensland through improved neighbourhood design provisions.
- b) To reaffirm that Council, as the local planning authority, retains the ability to consider the mandatory assessment benchmarks as a best practice guide to inform future potential amendments to the City Plan.
- c) Council expresses its concerns with the timing of the public consultation of these significant reforms over the December and January holiday period.
- d) In the event that mandatory assessment benchmarks are to be adopted, the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) incorporates the

following specific matters raised in this report on the proposed mandatory assessment benchmarks as follows:

- i. The street tree and footpath mandatory benchmarks be integrated as originally proposed in the Draft Model Code.
- ii. The mandatory benchmark for street trees should provide greater flexibility to allow for street trees to be provided on only one side of a new street where needed to avoid impacts on urban infrastructure servicing.
- iii. The financial implications on the cost to the community and on new development to provide footpaths on both sides of collector streets and recommend that the benchmark provides flexibility to provide a wider shared path on only one side of a collector street.
- iv. That a distance of 400-600 metres should provide adequate access to parks and open space with the improved pedestrian environment sought by the mandatory assessment benchmarks.
- v. The State Government recognises the financial and development assessment implications if a distance of 400 metres to parks and open space is retained in the mandatory benchmarks.

Option Two

That Council resolves to authorise the Chief Executive Officer to make a submission on the Overview Document: *Creating healthy and active communities: mandatory provisions for neighbourhood design* as outlined in Option 1 and any additional matters Council decides to raise.

Option Three

That Council resolves to not make a submission on the Overview Document: *Creating healthy and active communities: mandatory provisions for neighbourhood design*.

OFFICER'S RECOMMENDATION

That Council resolves to authorise the Chief Executive Officer to make a submission on the Overview Document: *Creating healthy and active communities: mandatory provisions for neighbourhood design* based on the following:

- a) Council reconfirms its support for promoting healthier and more active communities across Queensland through improved neighbourhood design provisions.
- b) To reaffirm that Council, as the local planning authority, retains the ability to consider the mandatory assessment benchmarks as a best practice guide to inform future potential amendments to the City Plan.
- c) Council expresses its concerns with the timing of the public consultation of these significant reforms over the December and January holiday period.
- d) In the event that mandatory assessment benchmarks are to be adopted, the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMP) incorporates the following specific matters raised in this report on the proposed mandatory assessment benchmarks as follows:
 - i. The street tree and footpath mandatory benchmarks be integrated as originally proposed in the Draft Model Code.
 - ii. The mandatory benchmark for street trees should provide greater flexibility to allow for street trees to be provided on only one side of a new street where needed to avoid impacts on urban infrastructure servicing.
 - iii. The financial implications on the cost to the community and on new development to provide footpaths on both sides of collector streets and recommend that the benchmark provides flexibility to provide a wider shared path on only one side of a collector street.
 - iv. That a distance of 400-600 metres should provide adequate access to parks and open space with the improved pedestrian environment sought by the mandatory assessment benchmarks.
 - v. The State Government recognises the financial and development assessment implications if a distance of 400 metres to parks and open space is retained in the mandatory benchmarks.

Attachment 1: Council submission - Model Code for Neighbourhood Design



Redland City Council
ABN 86 058 929 428
Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163
PO Box 21,
Cleveland Qld 4163
Telephone 07 3829 8999
Facsimile 07 3829 8765
Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

30 August 2019

Our Ref: Strategic Planning

Ms Rachel Hunter
Director-General and Coordinator-General
Queensland Government
Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QUEENSLAND 4002

Via email: planningpolicy@dsgmip.qld.gov.au

Dear Sir/Madam,

Re: Submission on model code for neighbourhood design.

Redland City Council welcomes the opportunity to make a submission on the proposed model code for neighbourhood design, including the proposal to make some elements mandatory. Please accept this letter and attachment as a formal submission on behalf of Council.

Council considered the proposed model code and proposed mandatory elements at its General Meeting held 28 August 2019. At this meeting Council resolved to make a submission on the model code and associated mandatory provisions based on the following:

1. That Council supports the intent of the model code to encourage the development of healthier and more active communities across the state and respond to the challenges in providing greater housing choice which reflects best practice design.
2. That Council, as the local planning authority, should retain the ability to consider the proposed mandatory elements as a best practice guide to inform future potential amendments to the City Plan.
3. The model code should be supported by a document that further explains and illustrates the rationale for each benchmark and includes the evidence base for the outcomes being sought, for example, street block lengths.
4. Suggested minor improvements to the model code, including amending the comfortable walking distance to a local park and footpaths should be required only on streets with high traffic volumes and speeds within the distances proposed.

Importantly, while Council supports the intent of the model code, it does not support elements of the code being made mandatory. The Department's one size fits all approach to neighbourhood design that is proposed through the mandatory elements of code would remove the ability of local government to plan for its community based on local circumstances.

Further, the mandatory requirements would result in the State Government imposing financial requirements on development, local government and the communities they serve. This is proposed without the benefit of understanding the evidence base that supports the proposal to introduce mandatory requirements or benefits expected to be realised by introducing the mandatory elements.

The attachment to this letter provides more detailed feedback on the model code and mandatory elements.

If you require any clarification in relation to this letter or the attached submission please contact Michael Beekhuyzen in Council's Strategic Planning Unit on 3829 8999.

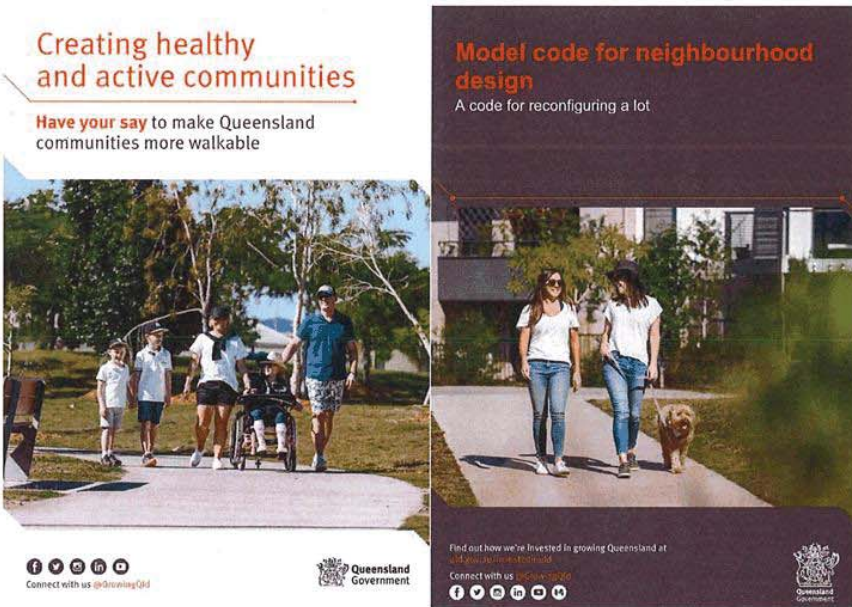
Yours sincerely,



John Oberhardt
Acting Chief Executive Officer
Redland City Council

Redland City Council submission on model code for neighbourhood design: a code for reconfiguring a lot and associated document 'Creating healthy and active communities'

August 2019



1. Introduction

The following submission is provided to the public consultation of:

- Model code for neighbourhood design: a code for reconfiguring a lot; and
- Creating healthy and active communities.

Both documents were publicly released for comment 21 July to 1 September 2019.

The following comments are provided in addition to comments made in the supporting letter of submission.

2. General comments

While Council supports the purpose of the model code to facilitate the creation of attractive, safe, healthy and accessible neighbourhoods, it does not support elements of the code being made mandatory.

Council as the local planning authority, should retain the ability to consider the proposed mandatory elements as a best practice guide to inform any future amendments to its planning schemes and not be mandated to implement these elements.

The Department's one size fits all approach to neighbourhood design that is proposed through the mandatory elements of code would remove the ability of local government to plan for its community based on local circumstances. Further, these mandatory requirements would have financial implications for development, local government and the communities they serve.

3. Evidence base to support mandatory elements

The evidence base to support introducing mandatory requirements has not been made available. For example, has a review of local government neighbourhood design been undertaken that demonstrates that the desired outcomes that are identified in the model code are not already being achieved through local planning schemes? Instead the consultation material makes broad statements such as:

'rather than relying on developers and council to ensure new developments encourage healthier choices, the Queensland Government is proposing to make some elements of the model code mandatory.'

A review of Council's City Plan identifies that it already includes assessment benchmarks that seek the same or similar outcomes to those included in the model code.

4. Application of model code

The model code appears to be most relevant to newly developing areas where shared walking and cycling networks along with new parks can be integrated into the overall layout and design of new neighbourhoods. A greater diversity and mix of lots is also expected in newly developing areas than in existing established areas. In finalising the model code it should specify what it is intended to apply to (i.e. only new communities).

5. Mandatory Provisions 1 and 2 - Street Grids and Cul-de-sacs

While it is noted that Council's City Plan seeks to maximise a grid-like structure and avoid the use of cul-de-sacs in its reconfiguration provisions for new development there are some benefits cul-de-sacs provide that should also be recognised. These include, cul-de-sacs being family friendly, fostering a greater sense of community by allowing cul-de-sac parties and other events and

helping to prevent crime as there is a greater sense of community and responsibility for each other's wellbeing.

The negative implications that cul-de-sacs have on pedestrian and cycling connectivity are well understood and have been a matter of criticism for some time. It should however be noted that these implications can be mitigated through requiring active transport pathways be provided that deliver a connected network of pathways as is proposed in the model code.

Grid networks are not without their drawbacks as well. Grid patterns make it difficult to manage traffic speeds compatible with high amenity residential environments and result in the need to manage numerous traffic interactions through stop signs.

6. Mandatory Provision 3 – Footpaths and street trees

Council's City Plan requires that footpaths are provided based on road type in recognition that shared use of the road can occur in low speed and low traffic streets like access places. Footpaths are only required on higher volume and higher speed streets where shared use is not possible.

Changing the current requirements to align with the blanket proposed mandatory provisions will not only result in provision of unnecessary footpaths but also have implications on the cost of new development (housing affordability) and Council's ongoing footpath maintenance and replacement costs.

The proposed mandatory provision provides no flexibility to ensure that the footpath network is a fit for purpose. For example, it may lead to a situation where a local government is precluded from providing a wider footpath on only one side of the road as part of a broader shared path network as there is insufficient funding to provide a wider footpath and another footpath on the other side of the road.

The role of detailed transport planning to identify pathway network priorities, in consultation with the local community, would be lost under the mandatory requirements. In its place would be a blanket approach.

There are also insurance liability implications for local government with requiring footpaths on all streets.

The mandatory provision relating to street trees does not seem to recognise the road verges are contested space with footpaths, street trees and competing with infrastructure networks like electricity, sewer, water supply, telecommunications and driveway accesses. For example, the root systems of large street trees can have negative consequences on underground infrastructure networks, footpaths and driveways.

The requirement for mandatory street trees with interlocking tree canopies would also likely result in increased cost to Council in terms of insurance claims. Street trees are currently Council's highest category of insurance claims.

7. Mandatory Provision 4 – Street block length

The rationale as drafted for this requirement is not clear and can be misinterpreted to mean a single block of land (one allotment). Nevertheless, this provision will likely lead to the development of numerous mid-block pedestrian links rather than street block lengths that support walkability. There are on-going maintenance and complaints issues associated with mid-block pedestrian links. It would be preferable that street block lengths support walkability.

8. Mandatory Provision 5 - Accessibility of Open Space

The Redlands Open Space Strategy and the desired standards of service in the City Plan Local Government Infrastructure Plan adopt an accessibility standard of 500 metres to a neighbourhood park which is the equivalent to a local park in the model code.

The proposed mandatory provision specifies that local recreation parks are provided at a maximum distance of 400 metres from the residents they serve. This would have implications for Council funding local parks given standard infrastructure charges are capped. To fund additional local parks would require additional sources of funding, particularly if this requirement is placed on existing neighbourhoods.

Additional factors other than just distance contribute to achieving the desired outcome of a local park within comfortable walking distance of residents. For example the quality of the walking environment, the availability of shade, the width of the footpath and the overall pedestrian experience. As other provisions of the model code are seeking to improve the pedestrian environment it is proposed that a distance of 400-600 metres represents a comfortable walking distance rather than 400m.

9. Additional detailed comments on the model code assessment benchmarks

Notwithstanding the general response above, detailed feedback is provided as follows:

- **PO16**

Suggest that the provision should recognise that the road network provides convenient and safe movement between local street and higher order roads and to public transport nodes.
- **PO18**

Consider an addition to the performance outcome to make sure the siting and design of pedestrian and cycleways considers desire lines, maximises integration with open space and considers opportunities for off road networks to enhance the amenity and experience of the network.

Suggest that the design of pedestrian path and cycleways should include provision or shade trees, rather than only retention.
- **AO19**

This benchmark should refer to 'high frequency public transport routes' rather than rail and bus stop as this will capture a greater range of public transport modes and options.

It should also be considered whether it consistent with the contemporary provision of public transport services to require 90% of proposed lots within 400m of bus stops. This would seem to lead to inefficient bus services that are uncompetitive for private vehicles.
- **PO23**

On-street car parking can have potential conflicts with providing a safe and attractive pedestrian and cycle environment. Cars parked on the street take space from cyclists and present a hazard to cyclists associated with car doors being opened on cyclists and blocking sight lines.

Sufficient on-site car parking should be provided to support residential and non-residential uses with on-street parking only to cater for visitor parking demands.

- **PO27**

Suggest that the provisions needs to go further and require safe and convenient pedestrian and cyclist movement and it needs to talk about the design of access streets as low speed environments using safe systems principles.

- **PO29**

As mentioned above, a comfortable walking distance to a park depends on the quality and amenity of the route and pedestrian experience rather than simply the distance. A range of 400-600m is suggested instead if a measure is needed.

- **PO30**

Suggest provisions need to recognise the variety of open space typologies not just the traditional square or rectangular shaped park, such as linear open space. The quality and performance of the open space is more important than the overall size and shape.

Also, the convenience, connectivity and ease of access to quality recreational open space is often more important than park shape.

Attachment 2: Local Government Association of Queensland Submission - Model Code for Neighbourhood Design



1 September 2019

Planning Group
 Department of State Development, Manufacturing, Infrastructure and Planning
 PO Box 15009
 City East QLD 4002

Email: planningpolicy@dsmip.qld.gov.au

Dear Sir/Madam

LGAQ Submission – Creating healthy & active communities consultation paper, Model Code for Neighbourhood Design – a code for reconfiguring a lot and proposed mandatory provisions

The Local Government Association of Queensland (LGAQ) welcomes the opportunity to provide comment on the 'Creating healthy and active communities' consultation paper, the Model Code for Neighbourhood Design – a code for reconfiguring a lot (the Model Code) and proposed mandatory provisions.

Local governments are at the forefront of planning for their local communities and have a strong commitment to meaningful community engagement and locally appropriate planning and development outcomes that balance social, environmental, cultural and economic interests and support community health and wellbeing.

Overall, the LGAQ supports the endeavours of the State Government in promoting and encouraging healthy, walkable neighbourhoods and well-designed, liveable communities in Queensland and the intent of the proposed Model Code, as a guide to assist local governments when making or amending a local planning instrument.

However, local governments do not support State Government land use planning policy or intervention that inhibits local decision making and therefore the LGAQ opposes mandatory introduction of the Model Code (or any component provisions of the Model Code).

The LGAQ is aware that many local governments have gone to considerable effort and detail in reviewing and responding to the specific provisions of the proposed Model Code and have included those comments in their individual submissions to the Department of State Development, Manufacturing, Infrastructure and Planning.

The key overarching themes/issues that have been consistently raised by local governments are captured in the attached LGAQ submission, which also contains 7 key recommendations. For further information or if you have any questions, please do not hesitate to contact Crystal Baker, LGAQ Lead - Planning & Development on 3000 2291 or crystal_baker@lgaq.asn.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Buckler', is written over a light blue horizontal line.

Sarah Buckler PSM
 GENERAL MANAGER - ADVOCACY

P 07 3000 2222
F 07 3252 4473
W www.lgaq.asn.au

Local Government House
 25 Evelyn Street
 Newstead Qld 4006

PO Box 2230
 Fortitude Valley BC
 Qld 4006

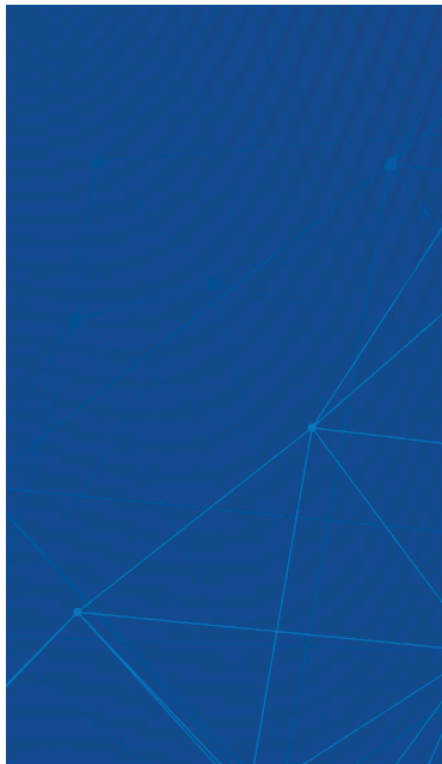
Local Government Association Of Queensland Ltd.
ABN 11 010 883 293 **ACN** 142 783 917



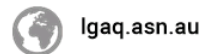
September 2019

'Model Code for Neighbourhood Design' and proposed mandatory provisions

Submission to the Department of State Development, Manufacturing, Infrastructure and Planning



Connect
Innovate
Achieve



lgaq.asn.au



[@LGAQ](https://twitter.com/LGAQ)



www.facebook.com/localgovqld

The Local Government Association of Queensland (LGAQ) is the peak body for local government in Queensland. It is a not-for-profit association setup solely to serve councils and their individual needs. The LGAQ has been advising, supporting and representing local councils since 1896, allowing them to improve their operations and strengthen relationships with their communities. The LGAQ does this by connecting councils to people and places that count; supporting their drive to innovate and improve service delivery through smart services and sustainable solutions; and delivering them the means to achieve community, professional and political excellence.

1.0 Executive summary

The Local Government Association of Queensland (LGAQ) welcomes the opportunity to provide comment on the 'Creating healthy and active communities' consultation paper and the associated Model Code for Neighbourhood Design – a code for reconfiguring a lot (the Model Code) and proposed mandatory provisions.

Overall, the LGAQ supports the endeavours of the State Government in promoting and encouraging healthy, walkable neighbourhoods and well-designed, liveable communities in Queensland. The intent of the proposed Model Code, to provide further guidance and support for local government when making or amending a local planning instrument, is also supported in principle. However, local governments oppose State Government land use planning policy or intervention that inhibits local decision making.

Local governments are the most appropriately placed and experienced level of government to understand and respond to local community needs and values and should be recognised as the sphere of government immediately responsible for land use planning and development assessment.

The LGAQ has received feedback from a number of local governments in Queensland to help inform its submission on the Model Code and proposed mandatory provisions. Many local governments have gone to considerable effort and detail in responding to the specific provisions of the Model Code and have reflected those comments in their individual submissions to the Department of State Development, Manufacturing, Infrastructure and Planning.

The LGAQ, in preparing this submission has captured the key overarching themes/issues that have been consistently raised by local governments to the LGAQ during the consultation period. In total the LGAQ has made 7 recommendations which are summarised below:

- **Recommendation 1:** The LGAQ recommends the proposed Model Code (subject to refinements – see recommendation 2), be included in the relevant State Planning Policy guidance material as example planning scheme provisions, that may be adopted in full or in part by a local government at its discretion.
- **Recommendation 2:** The LGAQ recommends the Model Code purpose statement, performance outcomes and acceptable outcomes be thoroughly reviewed and amended to incorporate and reflect specific local government feedback and suggested improvements made through individual council submissions.
- **Recommendation 3:** The LGAQ opposes mandatory implementation of the Model Code (or any component provisions of the Model Code). If the State Government decides to proceed with mandatory implementation of any aspect of the Model Code, the LGAQ requests that further, detailed consultation be undertaken with local governments and that consideration be given to trialling implementation of the provisions before any state-wide rollout (e.g. through State Government projects).
- **Recommendation 4:** The LGAQ recommends the State Government remove the proposal to make provisions of the Model Code mandatory and rather empower local governments to continue to plan appropriately for their local communities.
- **Recommendation 5:** The LGAQ recommends a full Regulatory Impact Statement be prepared and released for consultation prior to any components of the proposed Model Code being made mandatory, to clearly demonstrate the costs and benefits to local government, industry and the community.

- **Recommendation 6:** The LGAQ recommends that a review of the Local Government Infrastructure Plan process in Queensland be undertaken and opposes any further reforms that shift infrastructure costs onto councils and the community.
- **Recommendation 7:** The LGAQ recommends the State Government ensure alignment between the proposed provisions of the Model Code for reconfiguring a lot, the Queensland House Code and the Street Planning and Design Manual.

Should you wish to discuss any aspect of this submission, please don't hesitate to contact Crystal Baker, LGAQ Lead – Planning and Development on Ph: (07) 3000 2291 or email: crystal_baker@lgaq.asn.au.

2.0 LGAQ's Policy Statement

The LGAQ's Policy Statement is a definitive statement of the collective voice of local government in Queensland. This statement identifies the agreed position of local government in relation to a number of key issues.

The relevant policy positions of local government in the context of this submission on the Model Code and proposed mandatory provisions are as follows:

2.3.1 Community Engagement

2.3.1.1 Local governments recognise that community engagement is vital to the democratic process and contributes to building balanced healthy communities.

2.3.1.2 Local governments understand that community engagement contains the core elements of information, consultation and participation, which will be applied, where appropriate, to facilitate meaningful community involvement in the decision-making process.

6.1.1 Planning and Development

6.1.1.1 Local government should be recognised as the sphere of government immediately responsible for land use planning and development assessment.

6.1.1.2 Local government supports an effective planning system guided by appropriate legislation and balanced social, environmental, cultural and economic interests.

6.1.1.3 Local government supports the definition of a 'state Interest' being limited to whole of state government endorsed land use planning policy that has undergone rigorous community review.

6.1.1.5 Local government opposes state government land use planning policy or intervention that inhibits local decision making.

6.1.1.10 Local government supports the use of a standard structure, definitions, codes and other components common to all local planning instruments to improve consistency without compromising the ability of local governments to respond to local planning issues.

7.1.2 Capacity Building

7.1.2.1 Local government recognises the broad range of factors that impact on health and wellbeing in communities, in particular the importance of social capital in building strong healthy communities, and the need to document this in planning processes.

The above policy positions reinforce the strong local government commitment to meaningful community engagement and locally appropriate planning and development outcomes that balance social, environmental, cultural and economic interests and support the health and wellbeing of local communities.

3.0 Model Code for Neighbourhood Design – a code for reconfiguring a lot

The LGAQ generally supports the policy intent and provisions of the proposed Model Code, as a guide to assist councils in the making or amending of local planning instruments.

Local governments already actively seek to achieve planning and development outcomes which align with the intent of the proposed Model Code, when making or amending a planning scheme and appropriately integrating the State Planning Policy (SPP) state interest policies (particularly for *Housing supply and diversity* and *Liveable communities*) – for example:

- high-quality urban design and placemaking that promotes attractive, safe, accessible and legible built environments and spaces,
- connected pedestrian, cycling and public transport infrastructure networks,
- an appropriate mix of lot sizes and comprehensive range of housing options, and
- access to and use of the natural environment, open spaces and recreation facilities.

Through the current plan making process, local governments are able to consult with their community on how these outcomes are given effect and ensure local community values and expectations are reflected. The State Government also has the opportunity during the State interest review process, to consider and approve the alignment of the planning scheme provisions with the SPP state interest policies.

The LGAQ supports the inclusion of example planning scheme provisions (including example assessment benchmarks) in the relevant SPP guidance material to support implementation of the SPP state interest policies. Part 5 of the current SPP state interest guidelines for *Housing supply and diversity* and *Liveable communities*, already contain some example planning scheme provisions (including example assessment benchmarks) which could be expanded to reflect the proposed Model Code.

Recommendation 1: The LGAQ recommends the proposed Model Code (subject to refinements – see recommendation 2), be included in the relevant State Planning Policy guidance material as example planning scheme provisions, that may be adopted in full or in part by a local government at its discretion.

3.1 Purpose and outcomes of the Model Code

The LGAQ is aware that many local governments have gone to considerable effort and detail in reviewing the purpose, performance outcomes and acceptable outcomes contained in the proposed Model Code and have provided specific comments on these provisions in their individual submissions to the Department of State Development, Manufacturing, Infrastructure and Planning.

Overall, local government feedback has identified a number of specific issues with code drafting that should be resolved prior to finalisation of the Model Code and suggested a range of improvements to ensure greater clarity and workability of the provisions so that these can be tailored to suit local circumstances. This includes, but is not limited to, the need for:

- greater alignment between the Model Code purpose statements, performance outcomes and acceptable outcomes,
- improved clarity and consistency in terminology/language that is used throughout the Model Code – e.g. through the inclusion of definitions, diagrams and examples, and
- flexibility and alternative design solutions that acknowledge regional variations, local government infrastructure planning requirements and desired standards of service.

Recommendation 2: The LGAQ recommends the Model Code purpose statement, performance outcomes and acceptable outcomes be thoroughly reviewed and amended to incorporate and reflect local government feedback and suggested improvements made through individual council submissions.

4.0 Proposed mandatory provisions

The 'Creating healthy and active communities' consultation paper released to accompany the proposed Model Code, identifies five components of the Model Code that are proposed to become mandatory with the aim of encouraging walkability and promoting healthier lifestyles:

1. Street network based on grid pattern
2. Limited use of cul-de-sacs and inclusion of pedestrian and cycle access in cul-de-sac developments
3. Provision of footpaths and street trees at specific distances and locations
4. Maximum street block lengths or otherwise incorporating mid-block pedestrian links
5. Maximum distances for local park/open space provision.

Although the LGAQ supports in principle the overall intent and rationale provided for each of the proposed mandatory provisions, it is unclear how the proposed mandatory provisions are intended to be given effect and how/where these provisions are intended to apply – for example are the mandatory provisions intended to apply in all residential zones only or centre/rural zones as well? This is a critical consideration that should have been made clear for the purposes of consultation.

In addition, not all of the details specified in the proposed mandatory provisions have been provided in performance/acceptable outcome format and included in the accompanying Model Code – for example, the specific details included in proposed mandatory provision 3 regarding footpath and street tree provision, are not replicated to the same extent in the performance/acceptable outcomes of the proposed Model Code.

As currently drafted, it appears as though the Model Code and proposed mandatory provisions could only be applied in limited circumstances (e.g. greenfield, residential areas) and would not be workable in many of Queensland's cities, towns and regions (for example rural, remote and/or indigenous communities) or in already established urban areas.

Mandatory implementation of the Model Code provisions is considered to be unworkable, problematic and not supported by local government for a number of reasons, including:

- the need for neighbourhood planning outcomes to be locally responsive and that some proposed provisions are unnecessarily prescriptive and will not be achievable in all circumstances,
- potential conflicts with local government infrastructure plans, planning scheme policies and existing desired standards of service for infrastructure resulting in additional costs to local government, industry and the community for the provision and/or ongoing maintenance and servicing costs associated with the infrastructure, and
- a lack of clarity regarding alignment with other related initiatives underway such as the proposed Queensland House Code and the Street Planning and Design Manual.

Recommendation 3: The LGAQ opposes mandatory implementation of the Model Code (or any component provisions of the Model Code). If the State Government decides to proceed with mandatory implementation of any aspect of the Model Code, the LGAQ requests that further, detailed consultation be undertaken with local governments and that consideration be given to trialling implementation of the provisions before any state-wide rollout (e.g. through State Government projects).

4.1 Implications for locally responsive neighbourhood outcomes

It is important that local governments retain the ability to respond to local conditions and circumstances and reflect local community needs, values and expectations that are identified for example, through local surveys and community consultation associated with existing plan-making processes.

By its nature as a proposed Model Code, there is an inherent assumption that the outcomes contained in the code (including the proposed mandatory provisions) are 'model/best practice' but no evidence or rationale for this is provided in the supporting material that has been released as part of the consultation process – e.g. how has the benchmark of 'no more than 20% of new allotments to be accessed off cul-de-sacs' been derived?

Concerns have been raised that some of the proposed mandatory provisions are unnecessarily specific, would not be workable state-wide in all instances and may result in unintended consequences – for example:

- street blocks based on a grid pattern may not be workable from an engineering perspective in all circumstances, due to variances in the topography of the land, environmental constraints etc. and/or may only be achievable at a considerable cost,
- the provision of local recreation parks 'at a maximum distance of 400m from the residents they serve' is unlikely to be achievable in rural residential areas or where larger residential lots are envisaged and may result in smaller, less functional open spaces being provided but compromise the ability to deliver and maintain larger parkland assets due to the cost associated with delivery and maintenance, and
- existing road verges and small lot frontages mean there is increasing competition for land in the provisions of services (e.g. driveways, street lighting, signage, cycleways etc.) and may not be sufficiently wide to allow for interlocking street tree canopies and footpaths to be provided in the circumstances prescribed.

Recommendation 4: The LGAQ recommends the State Government remove the proposal to make provisions of the Model Code mandatory and rather empower local governments to continue to plan appropriately for their local communities.

4.2 Implications for local infrastructure planning, provision and maintenance

Although the Model Code is stated as being a code for reconfiguring a lot, there are many provisions contained in the code that relate to infrastructure design and standards for parks, roads, footpaths etc.

Local governments currently invest significant time and resources in developing local government infrastructure plans, planning scheme policies containing desired standards of service for infrastructure and planning scheme requirements which are ultimately approved by the State Government. If new higher infrastructure design requirements are introduced, such as footpath and park provision, that conflict with current local government design standards, this will likely increase the up-front capital costs to industry/the community and the ongoing infrastructure maintenance and servicing costs for councils.

To date, no analysis of the proposed mandatory provisions appears to have been undertaken by the State Government to demonstrate the costs and benefits to local government, industry and the community. Any proposal to introduce mandatory regulatory requirements, should be supported by preparation of, and consultation on, a full Regulatory Impact Statement (RIS).

Local governments already experience a significant shortfall in infrastructure charges. Based on research previously commissioned by the LGAQ, the funding gap for trunk infrastructure across Queensland's high growth local governments is estimated to be \$481.9m annually under the current capped infrastructure charging framework, with the current capped maximum adopted charges only recovering an estimated 69.9% of the actual infrastructure costs (Source: AEC Group/PIE Solutions report, August 2013). As such, councils in Queensland are already subsidising development for over 30% of the infrastructure costs.

The LGAQ Advocacy Action Plan 2019, seeks that the State Government review the Local Government Infrastructure Plan process to remove red tape and inequities that shift the cost burden onto councils and the community. Any further reforms that further shift infrastructure costs onto local governments and the community, such as introduction of the proposed mandatory Model Code provisions, are not supported.

Recommendation 5: The LGAQ recommends a full Regulatory Impact Statement be prepared and released for consultation prior to any components of the proposed Model Code being made mandatory, to clearly demonstrate the costs and benefits to local government, industry and the community.

Recommendation 6: The LGAQ recommends that a review of the Local Government Infrastructure Plan process in Queensland be undertaken and opposes any further reforms that shift infrastructure costs onto councils and the community.

4.3 Relationship with the proposed Queensland House Code and the Street Planning and Design Manual

The LGAQ is aware the proposed Model Code has been developed as an action from the Queensland Building Plan 2017 and is intended to work in conjunction with a proposed Queensland House Code (QHC) "to support affordable, diverse and liveable subdivision and affordable housing outcomes". In our submission on the Building Plan Discussion Paper in 2017, the LGAQ provided support-in-principle for a model reconfiguring a lot code and QHC but opposed mandatory implementation of these and continues to maintain this position.

As envisaged by the Queensland Building Plan 2017, the QHC would provide contemporary siting and design rules for inclusion in the Queensland Development Code and a reconfiguring a lot code would provide model subdivision standards. Given the interdependency between house design/siting and reconfiguration of a lot, it is disappointing that these two codes have not been released as a package for consultation, as originally intended.

The LGAQ is also aware of an initiative of the Institute of Public Works Engineering Australia Queensland Division (in partnership with the State Government), to develop a Street Planning and Design Manual (SPDM) and participates as a Steering Committee member for this project. The purpose of the SPDM is to provide planning and design practitioners with contemporary guidelines for the planning and design of streets and street networks, that is capable of being adopted in local government planning schemes and other planning instruments.

It is important that the proposed Model Code for reconfiguring a lot, the QHC and SPDM are developed concurrently to ensure consistency, workability and alignment of provisions related to neighbourhood design to minimise the potential for conflict and duplication and the impact on local government to rationalise this when incorporating

Recommendation 7: The LGAQ recommends the State Government ensure alignment between the proposed provisions of the Model Code for reconfiguring a lot, the Queensland House Code and the Street Planning and Design Manual.

Creating healthy and active communities

Consultation report – December 2019



Find out how we're invested in growing Queensland at qld.gov.au/investedinqld

Connect with us @GrowingQld



The Department of State Development, Manufacturing, Infrastructure and Planning improves productivity and quality of life in Queensland by leading economic strategy, industry development, infrastructure and planning, for the benefit of all.

Copyright

This publication is protected by the *Copyright Act 1968*.

Licence



This work, except as identified below, is licensed by the Department of State Development, Manufacturing, Infrastructure and Planning under a Creative Commons Attribution-NonCommercial-No Derivative Works (CC BY-NC-ND) 4.0 Australia licence. To view a copy of this licence, visit: <http://creativecommons.org.au/>

You are free to copy and communicate this publication, as long as you attribute it as follows:

© State of Queensland, The Department of State Development, Manufacturing, Infrastructure and Planning, December 2019.

Third party material that is not licensed under a Creative Commons licence is referenced within this document. All content not licensed under a Creative Commons licence is all rights reserved. Please contact the Department of State Development, Manufacturing, Infrastructure and Planning /the copyright owner if you wish to use this material.



The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 13 14 50 and ask them to contact the Queensland Department of State Development, Manufacturing, Infrastructure and Planning on 07 3452 7100

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Copies of this publication are available on our website at www.dsdmip.qld.gov.au and further copies are available upon request to:

Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009 City East, Queensland 4002.

1 William Street Brisbane Qld 4000 (Australia)

Phone: 13 QGOV (13 7468)

Email: info@dsdmip.qld.gov.au

Web: www.dsdmip.qld.gov.au

Source number D19/209365

Creating healthy and active communities

Contents

Project background 3

Achievements..... 4

Engaging the community 5

Community-led process 5

Goals and objectives 5

Broad community reach..... 5

Results 6

 Online survey 6

 Ideas tool 7

 Quick polls 8

 Social media 8

 Written responses 10

Informing policy direction..... 12

Conclusion 13



Creating healthy and active communities

Project background

In July 2019, the Queensland Government released a model code for neighbourhood design to encourage the development of healthier and more active communities across the state.

The model code is about getting the fundamentals of development right, to ensure Queenslanders are able to live in an environment that makes active choices easier. It promotes a grid-like street layout for better connectivity, footpaths with street trees for shading and better access to parks and public open space.

Rather than just relying on developers and councils to ensure new developments encourage healthier choices, the Queensland Government proposed to make some elements of the model code mandatory for all new residential development.

Broadly, the proposed five mandatory elements were:

- structured grid-like street networks
- minimal cul-de-sac streets
- footpaths complemented by street trees on both sides of most streets
- street blocks no longer than 200 metres with blocks longer than 130 metres having mid-block pedestrian links
- parks and open spaces within comfortable walking distance of every dwelling.

This started a conversation between the Queensland government, local government, the development industry and communities, about the need for improving residential neighbourhood design and how walkable neighbourhoods may be achieved.

From 21 July to 1 September 2019, individuals, organisations and businesses across Queensland responded to surveys, submitted ideas, participated in polls and provided written submissions to help inform and shape government policy-making to facilitate walkable residential neighbourhoods.

This consultation report summarises the key findings from the consultation process and how consultation feedback informs policy direction.












Creating healthy and active communities

Achievements

A total of 20,744 pieces of feedback were received from community, industry and local government across Queensland in an overwhelming show of support for the policy principles and concepts to support healthy and active communities through better neighbourhood design.

The six-week consultation process was designed to encourage feedback through social media as well as website and traditional channels. People without internet access were given the opportunity to write a letter to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) for consideration.

Overall results		
		
442 survey responses	3036 visitors to the engagement hub	75 written submissions
		
40,741 average social media reach per post	18,533 votes on quick polls	1659 pieces of social media feedback
		
338 model code document downloads	84 registered stakeholders	35 ideas submitted

Creating healthy and active communities

Engaging the community

Community-led process

Movement networks, including streets and footpaths, are the building blocks of every residential neighbourhood. The layout of streets and footpaths has a major influence on how residents move within, or to and from, their neighbourhoods.

Planning has a role to play in encouraging healthy and active communities by facilitating walkable residential neighbourhoods. Planning is often highly technical and, so by its nature, conversations about planning can be challenging.

This is why the consultation process was designed so that any member of the community without technical planning and neighbourhood design knowledge was able to contribute and have a voice. In the same way, local government and the development industry were able to freely contribute their expertise and experience from a technical perspective.

Rather than assuming what Queensland residents valued in the design of their communities, the Queensland Government asked people across the state about what walkable neighbourhoods look like, in addition to providing feedback on the elements of the code they wanted to see mandatory. While there was no statutory requirement to consult with the community, the Queensland Government committed to a community and industry-led process, targeting residents, industry and councils across the state.

The Queensland Government asked people across the state about whether walkable neighbourhoods should be prioritised, what the current challenges were and for feedback on the proposed mandatory elements relating to the street layout, provisions of footpaths and street trees.

The six-week consultation period ran from 21 July to 1 September 2019.

Goals and objectives

The overarching goal was to start a conversation about how planning can support healthier and more active communities and whether walkable neighbourhoods should be prioritised through mandatory provisions.

This was backed by four key objectives:

- raise community awareness about the need for healthier and more active communities and the role planning can play
- provide opportunities for meaningful conversations about planning healthy and active communities
- deliver change that supports more active communities
- manage expectations about what the planning system can and cannot achieve.

Broad community reach

Neighbourhood design should support active and healthy communities in residential neighbourhoods across the state. It is important that all Queenslanders had an opportunity to have their say.

Consultation activities were run through the department's online engagement hub as a central point allowing people to easily access information. The use of social media as well as traditional media channels offered a greater reach and a range of engagement methods meant people could participate in their own way. For example, those without internet access were able to write a letter to the department for consideration while those active on Facebook could participate in quick polls and provide comments.

Creating healthy and active communities

The following engagement methods were used:

- online survey
- online ideas tool
- quick polls
- social media
- written submissions.

Results

A total of 20,744 pieces of feedback were received, representing views across Queensland. Results are summarised below according to the engagement method used.

Online survey

An online survey ran between 21 July 2019 and 1 September 2019, with 442 responses received during that period. Audiences were able to respond to the proposed mandatory elements and provide general comments about the policy direction. The survey asked six questions:

- Have you faced challenges when trying to be more active in your area? If so, what?
- What do you want to see in new neighbourhoods to encourage walkability and promote healthier lifestyles?
- Do you agree with the proposed mandatory provisions? What would you change?
- Which of the provisions should be mandatory? Some or all, and why.
- Are there other aspects of the model code that should be mandatory? Why?
- Do you have any other examples or ideas that are not captured by the mandatory provisions that would make a neighbourhood more walkable?

The top things valued by the community responding to the survey were connected and quality footpaths and shade and lighting for pedestrians.

A broad range of community members from urban, rural and coastal areas participated in the online surveys, providing an insight in a spectrum of challenges to being more active and key values for a walkable neighbourhood across the state.

The below table includes information for the quantitative survey questions.

Survey questions	Yes	No	Key themes
Have you faced challenges when trying to be more active in your area? If so, what?	68%	32%	<ul style="list-style-type: none"> • Not enough footpaths, or if there are footpaths, they are 'random' (not connected, continuous) or wide enough or properly maintained to cater for all abilities. • Not enough bike paths, particularly separated bike paths. • Not enough shade, not enough trees or trees are not mature enough to provide shade or not maintained. • Safety should be prioritised by providing adequate street lighting and pedestrian crossings. • Too few green spaces and recreational areas, they are also not within easy walking distance. • Safety should be prioritised by providing adequate street lighting and pedestrian crossings.

Creating healthy and active communities

Survey questions	Yes	No	Key themes
Do you agree with the mandatory provisions? What would you change?	71%	29%	<ul style="list-style-type: none"> • Don't remove cul-de-sac streets, these create a sense of community, safe environment and are highly valued. • Include connections to cul-de-sac streets, unless unsafe. • Prioritise pedestrian safety by addressing speeding vehicles and congestion • Improve street parking so cars aren't parked on footpaths • Don't limit local variation from site to site, allow for topography and take advantage of natural features

Survey respondents across the state identified what they wanted to see in new neighbourhoods:

- Footpaths that are connected and continuous, well maintained and wide enough to cater for all abilities.
- Bike paths that are connected, continuous and separated from cars. Clear signage for cycling and walking routes.
- Shade trees, trees need to be mature and maintained so they don't cause trip hazards and visibility issues, type of tree should also be considered.
- Prioritise safety, which includes appropriate pedestrian crossings, better lighting, slower traffic, reducing rat running, planning for sufficient street parking.
- Seating and shade at parks and along footpaths so that people can take a rest.
- A range of destinations within easy walking distance, like cafes, local shops, sports venues.
- More parks and green open space, including bushland, within reasonable walking distance. Parks should include water fountains and appropriate play and fitness equipment. Consider community gardens and planting on the verge.
- Protected creeks, wetlands, wildlife corridors and established trees.
- Interesting and diverse walking tracks, streets shouldn't all be straight lines.
- Cul-de-sac streets with connecting pathways.

Ideas tool

Community members were able to upload their ideas for creating healthier and more active communities through the online engagement hub. A total of 35 ideas were contributed with 90 votes made on those ideas. The most popular ideas were:

- 'I really like the suggestion of ensuring more tree-lined streets. We really need shade in our subtropical climate to make walking more comfortable, especially in summer.' (eight votes)
- 'Grocery shopping is the most common local trip most households perform and making the mode shift from driving to walking requires a supermarket within walking distance. New housing should require a supermarket within a certain distance (e.g. 800 metres), and zoning should allow more "corner store" style supermarkets and shops (i.e. without a customer car park).' (six votes)
- 'Change zoning laws to encourage / ensure shops, schools and services are within an easy walk of homes. Otherwise there's no point of having walkable neighbourhoods.' (six votes)
- 'Access to decent public transport in reasonable walking distance (approx up to 15 mins walk) which is regular (approx up to 20 mins) would encourage people to walk to work.' (six votes)

Creating healthy and active communities

Quick polls

Four quick polls were run during the six-week engagement period with 223 responses through the online engagement hub. People responding to the quick polls came from a variety of locations across the state including Annerley, Peachester, Mount Cotton, Coomera, Caloundra, Hollywell, Agnes Waters, Yeppoon, Cranbrook and Kelso.

Online engagement hub – Quick poll	Results	
	Yes	No
Do you think the five items we identified in the overview document should become mandatory for all new residential development?	58%	42%
Do you support it being mandatory that new neighbourhoods are designed to prioritise walking?	89%	11%
Do you think new residential development should have footpaths on both sides of the street with trees for shading?	80%	20%
Do you have easy access to a local park or open space within your neighbourhood that you consider to be within comfortable walking distance? (e.g. pedestrian footpaths and approximately 5-10 min walk for an able person)	85%	15%

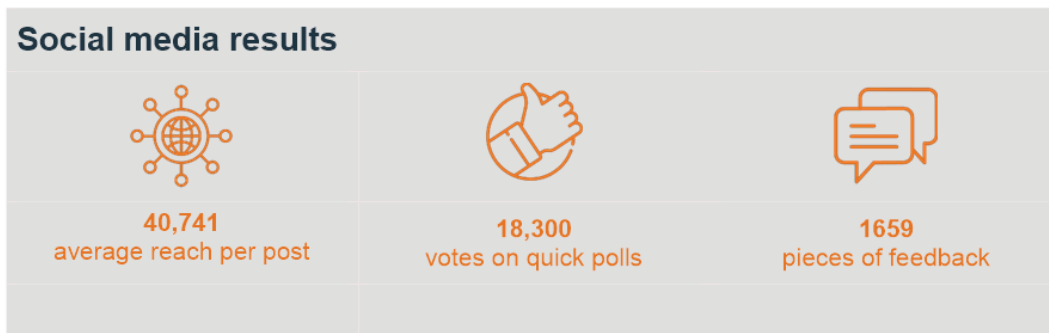
Social media

Rather than traditional advertising channels, social media was utilised to maximise awareness of the initiative and provide opportunities for input. Facebook was chosen as the main outlet to engage with the broad target audience.

Using Facebook to notify Queensland residents of the potential changes was invaluable as the department was able to reach a large dispersed audience. Additionally, this platform provided for people to directly engage in the project without having to leave their browser or application.

During the six-week campaign, five Facebook posts were made, four of which contained quick polls. A broad range of community members from urban, rural and coastal areas participated by either responding to these quick polls, providing comments on posts or engaging in conversations with other users.

One of the keys to the success of the social media engagement was being able to have a two-way conversation with users. The department responded to comments to encourage further discussion and was able to provide additional information and correct inaccuracies where necessary.



Creating healthy and active communities

Facebook – Quick poll	Results	
	Yes	No
Do you think the five items we identified in the overview document should become mandatory for all new residential development?	79%	21%
Do you support it being mandatory that new neighbourhoods are designed to prioritise walking?	82%	18%
Do you think new residential development should have footpaths on both sides of the street with trees for shading?	91%	9%
Do you have easy access to a local park or open space within your neighbourhood that you consider to be within comfortable walking distance? (e.g. pedestrian footpaths and approximately 5-10 min walk for an able person)	79%	21%

In addition to the social media quick polls, 1659 pieces of feedback were also captured through social media with key themes including:

- Strong support for cul-de-sac streets as many thought they played an important role in providing a safe place for children to play. Those in support of cul-de-sac streets were generally not opposed to ensuring cul-de-sac streets had a connecting pathway to the neighbouring street.
- People on social media also saw the risks associated with cul-de-sac streets, such as limited connection to neighbouring areas and challenges for emergency services access.
- There was mixed support for the use of a grid-like street network, largely because feedback about cul-de-sac street design was confused with the intentions of an overall grid-like street network. There was also some confusion about retrofitting existing suburbs, which is not the intent of the proposed mandatory elements of the model code.
- Comments indicated that street trees should be provided with every footpath. There was general consensus about the benefits of footpaths on both sides of the street and discussions that one footpath on each street may be sufficient.
- Comments were also in favour of having parks within easy walking distance.

Creating healthy and active communities

Written responses

For those who sought to provide more detailed feedback, written responses could also be provided by email or hardcopy. A total of 75 written submissions were received from local government, industry and peak bodies, state agencies, community groups and members of the community.



Overwhelmingly, there was strong support for the policy intent for healthy active communities / walkable neighbourhoods. Local government and industry provided valuable commentary in relation to technical matters and implementation.

Submissions from the development industry reflected mixed views. Some developers were in favour of mandatory provisions but others requested further consultation to refine the provisions and discuss implementation. The development industry generally agreed that the proposed mandatory elements are consistent with best practice and these are already reflected in some local government planning schemes.

A number of local governments responded that their planning schemes already contain provisions similar to the proposed mandatory elements and strive to deliver walkable communities. However, there are still instances where development does not achieve the desired outcomes of walkable communities despite provisions in the planning scheme. Some developers indicated challenges in delivering healthy and active residential developments included the willingness of local government and utility providers to approve footpath and planting initiatives.

Local governments did not support proposed mandatory provisions due to concerns about statewide provisions impacting local decision-making powers to deliver local outcomes, cost and benefits of the provisions, and impacts on council budgets. These views may also reflect uncertainty about how the mandatory provisions would be implemented. Both local government and the development industry asked where the provisions would apply, how it would apply and how the provisions would interact with other planning provisions. Additionally, a range of differing views and experience were provided on technical matters such as impacts on yield and housing supply, the maximum block length, the provision of different types of parks and the type of street requiring footpaths.

Community groups supported the policy intent and provided comments on a range of matters, for example, providing for cycling infrastructure. Health-based community groups and Queensland Health provided research and other evidence of the benefits and importance of neighbourhood design in promoting healthy and active lifestyles.

Community members providing written submissions were generally in strong support of cul-de-sac streets, other feedback related to minimum lot sizes and density, safety principles in design and protecting wildlife corridors.

Further consultation on the technical aspects and implementation of the mandatory provisions was requested by local government and peak bodies.



Creating healthy and active communities

The following key topics arose in the written responses:

<p>Overall feedback</p>	<ul style="list-style-type: none"> • Strong support for the policy intent of supporting healthy and active communities through better neighbourhood design. • Consideration of localised matters, including site topography and constraints, adjacent development and market factors. • Design and technical refinement needed for the proposed mandatory elements, including differing views on how and where the mandatory provisions should apply. • Impacts on local government maintenance budgets on the proposed mandatory elements and interactions with other planning. • Further consultation requested.
<p>Grid-like street network</p>	<ul style="list-style-type: none"> • Connected streets supported, clarification needed that it is not about rigid grid pattern and topography and other site constraints can be considered.
<p>Limited use of cul-de-sac streets</p>	<ul style="list-style-type: none"> • Cul-de-sac streets have a role in a grid-like street network pattern, as a response to site constraints. • Limiting the use of cul-de-sac streets by percentage was not supported, although there has been a shift away from cul-de-sac streets for some time. • Providing pedestrian connections in cul-de-sac streets were supported, as long as safety and Crime Prevention Through Environmental Design (CPTED) principles were considered.
<p>Footpaths complemented by street trees on both sides of the street</p>	<ul style="list-style-type: none"> • Provision of footpaths generally supported, though questions raised about footpaths on both sides particularly on lower order streets. • Provision of street trees generally supported, though questions about timing of planting, maintenance (tree roots affecting footpaths), workability and spacing (i.e. consider driveways, crossovers, verge widths, street lights, stormwater).
<p>Blocks no longer than 130 metres with longer blocks having mid-block pedestrian links</p>	<ul style="list-style-type: none"> • Limiting block lengths may decrease yield and there were a range of views on what should be the maximum block length. • Mid-block links may decrease yield and ability to comply with CPTED principles. • Consider the importance of desire lines (i.e. walking route to public transport, shops, school).
<p>Parks and open spaces within comfortable walking distance</p>	<ul style="list-style-type: none"> • Clarify if reference to a 'park' also includes open space, pocket/local park, district park, natural corridor. Suggestions to expand scope to a range of open space. • Questions about interactions with local infrastructure planning and maintenance costs for councils.
<p>Model code for neighbourhood design</p>	<ul style="list-style-type: none"> • Detailed technical suggestions throughout model code • Model code should be revised to reflect proposed mandatory provisions.

Creating healthy and active communities

Informing policy direction

The strong support to deliver walkable communities has confirmed the Queensland Government's intention to take action to ensure neighbourhoods are planned to encourage walking and physical activity.

All local government, industry and community submitters supported the policy principles and concepts to support healthy and active communities through better urban design.

Community members consistently supported the need for mandatory provisions, however, there were differing views from industry and local government on technical aspects and how these may be best implemented across Queensland.

This information is invaluable to the Queensland Government, as it was intended that the consultation process would also identify the technical and implementation matters needing further analysis and targeted consultation.

There was general agreement from the development industry that the proposed mandatory elements are consistent with best practice. Local government and the development industry noted that similar provisions are already reflected in a number of planning schemes and consistently agreed that technical refinements and clarifications would be required if the provisions were to apply state-wide.

The key point of difference was whether the proposed mandatory elements should actually be mandatory. Community members and some developers supported mandatory provisions in full, with some questions raised by developers about why the entire model code should not be mandated. However, local governments consistently raised concerns about statewide provisions impacting local decision-making powers to deliver local outcomes and impacts on council budgets.

Although some local governments include similar provisions in their planning schemes, the consultation process identified there is some disconnect between planning scheme provisions and implementation. There were some instances provided where design outcomes were influenced by a desire to reduce costs and technical code interpretations in a way that lost sight of state policy and local government policies to support connected and walkable neighbourhoods.

The consultation feedback confirms that neighbourhood design across Queensland can be, and should be, improved. Despite state and local government intentions, the current policy settings do not establish walkable neighbourhoods as an expectation or a priority for new residential development. Improvements to neighbourhood design are unlikely to occur consistently across Queensland without meaningful action by the state government.

There is an opportunity for the state government, local government and the development industry to work together to deliver neighbourhood street infrastructure that will encourage active and healthy communities both now and into the future.

Local government and the development industry have requested further consultation to discuss a number of technical refinements and clarifications if the proposed mandatory provisions are to apply. The Queensland Government is committed to further discussions with local government and the development industry about the proposed mandatory provisions to work through technical and implementation matters, as requested by these stakeholders.

Local government and the development industry also provided feedback on the model code during the consultation process. As part of this work, the Queensland Government committed to ensuring cul-de-sac streets are appropriately retained in neighbourhood design that promotes walkability, in response to community feedback that this is a design feature that continues to be valued by Queenslanders.

A revised version of the model code incorporating knowledge gained through consultation will be released in early 2020. This document will be a valuable resource for local government plan-making.

Creating healthy and active communities

Conclusion

The overarching goal was to hear from Queenslanders about how planning supports healthier and active communities and whether walkable neighbourhoods should be prioritised through mandatory provisions. The consultation process achieved the following four objectives:

Raise community awareness about the need for healthier and more active communities and the role planning can play

The use of social media as well as traditional media channels maximised awareness and encouraged participation during the consultation period. This is evidenced by the quantity and quality of responses from Queenslanders all across the state, representing community, industry and local government.

More than 3000 people visited the online engagement hub as the central point of information to find out more about the proposed mandatory provisions and participate in engagement activities.

To increase awareness and response rates, the Queensland Government also used sponsored social media content. The content had broad reach across Queensland with more than 40,000 people reached, on average, each week during the campaign. Due to the nature of Facebook and the locations targeted, people who may not have previously had an opportunity to participate in conversations about the planning system, could now do so.

Provide opportunities for meaningful conversation about planning healthy and active communities

The consultation process was intended to discuss if some elements of the model code should become mandatory, and equally allow the opportunity for people to talk about the challenges and solutions for how neighbourhood design can better promote walking and physical activity.

The range of engagement methods – from quick polls to written submissions – encouraged all Queenslanders to provide meaningful feedback in their own way. There was a clear preference from local government and industry to provide written submissions, as an online survey or social media comment may be a limited tool for providing comprehensive qualitative feedback.

Members of the community preferred to respond by commenting on Facebook, voting in quick polls or responding to a survey, including open-ended questions.

The range of engagement methods meant that any member of the community without technical planning and neighbourhood knowledge was able to contribute and have a voice. In the same way, local government and the development industry were able to freely contribute their expertise and experience from a technical perspective.

Deliver change that supports more active communities

Talking with industry, local government and communities is invaluable in identifying challenges and solutions about what walkable neighbourhoods look like and how these can be delivered. This type of engagement meant the Queensland Government was able to test key policy elements, providing an indication of what the general community supports and what it does not.

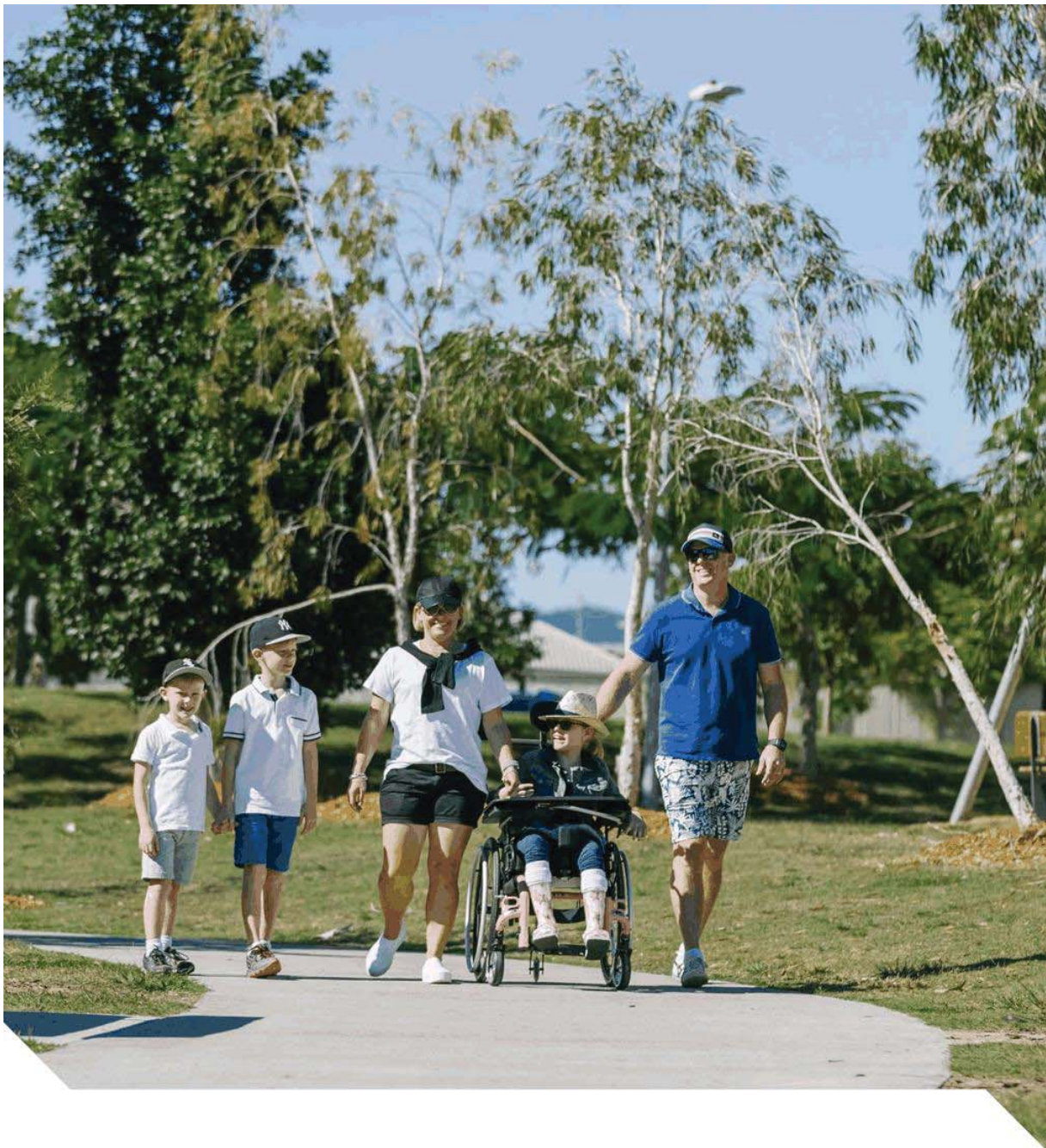
Measures of the acceptance of the proposed mandatory elements include:

- quick poll and survey responses were in favour of the proposed mandatory provisions
- community, industry and local government support the policy intent of delivering better walkable neighbourhoods
- local government and some industry representatives support voluntary neighbourhood design provisions through the model code, rather than mandatory provisions
- community and some industry representatives support the mandatory provisions
- the five proposed mandatory elements were recognised by industry and local government as good practice, agreeing further discussion is needed if these are to apply across the state.

Manage expectations about what the planning system can and can't achieve

Starting with an informed view meant the Queensland Government was able to gather feedback which was in line with what the planning system could and could not achieve.

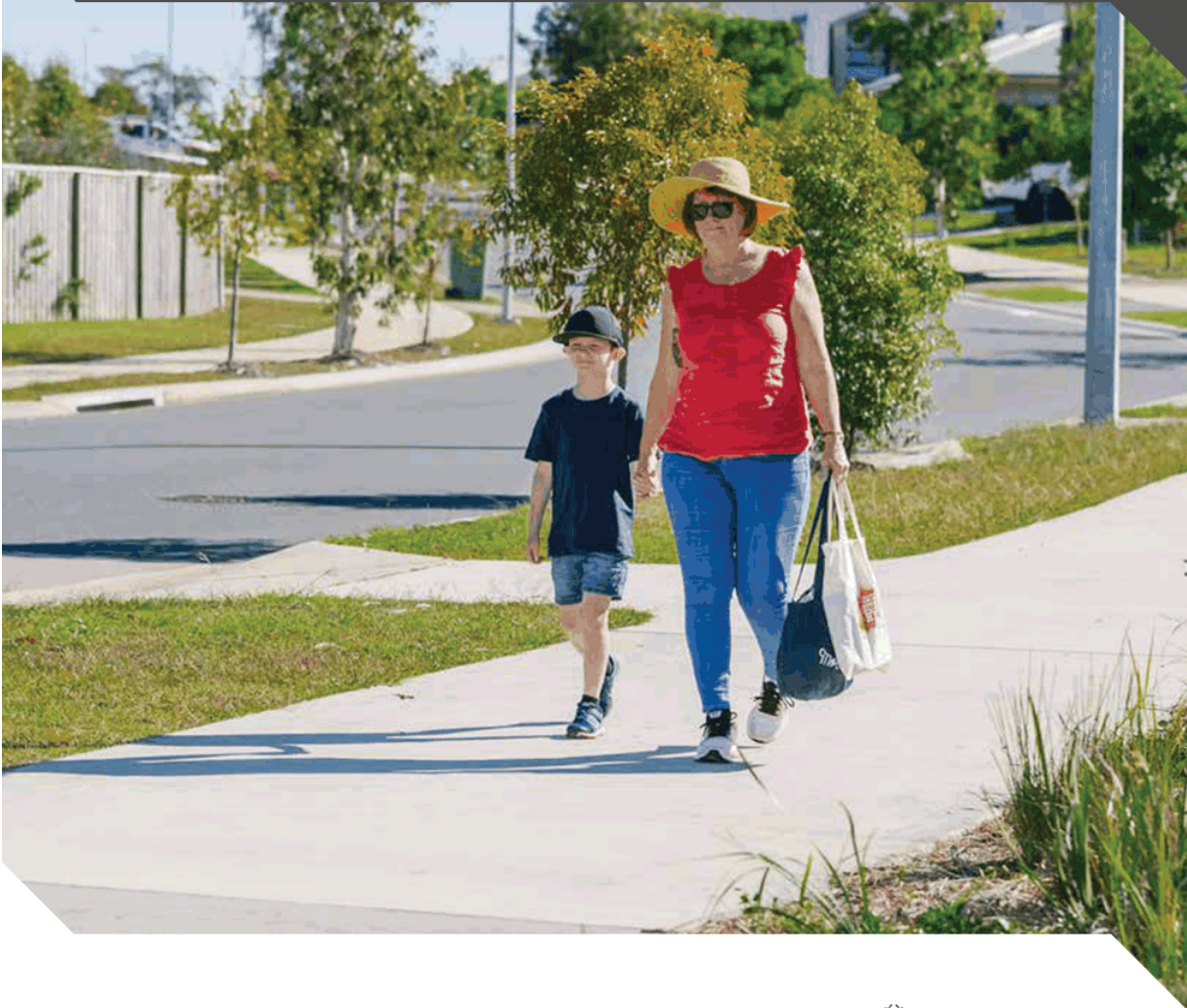
The engagement methods also allowed room for people to provide feedback outside of the proposed mandatory elements through the survey and ideas tool, so people were not disadvantaged if they did not have a technical background. These responses provided an indication of what communities understand about the planning system.



Department of State Development,
Manufacturing, Infrastructure and Planning
PO Box 15009 City East Qld 4002 Australia
tel 13 QGOV (13 74 68)
info@dsmip.qld.gov.au
www.dsmip.qld.gov.au



Creating healthy and active communities: mandatory provisions for neighbourhood design



Connect with us @GrowingQld



Queensland
Government



Introduction

Our streets, blocks, footpaths and street trees are the key foundations of every residential neighbourhood.

The layout of streets and footpaths and presence of street trees have a major influence on whether residents will walk or ride either within, or to and from, their neighbourhood. While the buildings on these blocks will change over time, these key design elements provide the foundation of our communities.

Some local governments recognise the importance of these design elements and are taking the necessary steps to retrofit neighbourhoods with street trees and footpaths. While this is beneficial, it is important that walking infrastructure is provided upfront as part of new residential development, so that communities can benefit immediately.

Providing the walking infrastructure upfront also means local government will not need to retrofit existing neighbourhoods at a higher cost.

This important walking infrastructure should be provided upfront as part of new residential development, so that communities can benefit immediately, and local government will not need to retrofit existing neighbourhoods at a higher cost.

The Queensland Government is setting minimum standards for new residential development to advance healthy and active communities by requiring:

- › street trees on both sides of all streets
- › footpaths on at least one side of residential streets and both sides of main streets
- › access to parks and open space
- › maximum street block lengths of 250 metres
- › connected street patterns that respond to the landscape of the local area - this does not exclude cul-de-sac streets.

In the planning framework, there are minimum requirements for land use planning and development for matters of importance to our community, such as protecting vegetation or preserving places of cultural heritage. Our community's health and wellbeing must also be given this same importance.

What we've learned

On 21 July 2019, the model code for neighbourhood design was released and consultation occurred on what elements of the code should be mandated.

More than 20,000 responses were received from community, industry and local government across Queensland, demonstrating support for the policy principles and concepts of the model code.

We heard that neighbourhood design across Queensland can be and should be improved.

We learned:

- › the current policy settings do not prioritise the establishment of walkable neighbourhoods in a consistent manner across Queensland
- › the community is asking the state government to take a leadership role and work with local government to see consistent improvements to neighbourhood design.

The strong support for walkable communities has confirmed the Queensland Government is on the right track to ensure all Queenslanders are able to live in an environment that makes active choices easier.

Continuing the conversation

The development industry and local government requested we continue discussions about where and how the mandatory provisions will be implemented. This next step in the conversation is about technical refinements and implementation aspects of the proposed mandatory provisions.

There was also strong support from the community and health-related industry groups and organisations for better neighbourhood design to support healthy and active communities.

We listened to all the feedback received and the Queensland Government has committed to ensuring cul-de-sac streets are not excluded from neighbourhoods through design requirements to promote walkability.

The mandatory provisions being progressed have been refined based on the feedback, including how they can provide for local and regional variations and circumstances.

This is an opportunity for the state government, local government and the development industry to work together to deliver neighbourhood street infrastructure that will encourage active and healthy communities for generations to come.



Mandatory provisions

The Queensland Government is progressing amendments to the Planning Regulation 2017 to require assessment managers to assess certain new residential development against specific assessment benchmarks that support walkable neighbourhoods.

These amendments mean developers and local government must consider how neighbourhoods are designed for walking when preparing and assessing development proposals for new neighbourhoods.

Queensland is vast and diverse, with each of our regions and communities having unique challenges and opportunities. The ability to provide for local and regional variation is an important contributor to our sense of place. These assessment benchmarks prioritise people and walking in new neighbourhoods and do not remove the need or ability to respond to local variation, it simply ensures the foundations are right.

The proposed mandatory provisions for neighbourhood design, alongside the model code itself and an updated version of the Institute of Public Works Engineering Australasia Queensland's (IPWEAQ) *Street Planning and Design Manual: Walkable Neighbourhoods* are about getting the fundamentals of new development right, in a consistent manner, across the state.

Together, this suite of tools provide a valuable resource for local authorities, engineers, planners, designers, practitioners and decision makers involved with planning and design of residential neighbourhoods.

State Planning Policy

Purpose:

- State Planning Policy (SPP) is statutory instrument
- SPP states 17 state interests in land use planning and development, including 'liveable communities' whereby 'liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life'.
- SPP policies must be appropriately integrated in local government planning schemes



Mandatory provisions

Purpose:

- mandatory provisions proposed to be included in the Planning Regulation 2017
- new residential development must be assessed against 'assessment benchmarks'
- provides consistency and clarity of minimum standards for new residential development



Model code

Purpose:

- voluntary code provisions to support walkable residential neighbourhoods
- applies in development assessment if local government chooses to include in schemes
- can be amended to suit local context



IPWEAQ manual

Purpose:

- technical guidance for residential streets
- engineering drawings and standards



Where the provisions will apply


Feedback received during the last round of consultation informed where and how the mandatory provisions would apply.

Applicability of the mandatory provisions	
<p>PROPOSED PROVISIONS</p> <p>The mandatory provisions would apply to a development application for the reconfiguration of one or more lots where:</p> <ul style="list-style-type: none"> • the reconfiguration is the subdivision of the lot into more than one lot • the created lots are primarily for a residential purpose and • the lot(s) that is to be reconfigured is in, or partly in, any of the following zones: <ul style="list-style-type: none"> › a residential zone (that is not a rural residential zone) or › a centre zone or › an emerging community zone or › mixed use zone and • the reconfiguration of the lot(s) will result in the creation or extension of at least one road (including public roads, private roads and no-through roads, but excluding driveways). 	<p>RATIONALE</p> <p>The mandatory provisions are intended to apply to development that creates new residential neighborhoods that provide for the foundation elements.</p> <p>In most cases this will apply to greenfield or larger scale proposals in established suburbs or towns. It is also not intended to apply to acreage/lifestyle lots in rural residential areas.</p> <p>The mandatory provisions apply if the development proposes to create or extend at least one road, as an alternative way of defining development by scale, density, greenfield, infill or other high growth or low growth criteria.</p> <p>The provisions must be clear and easy to determine when they are to be applied.</p>

Assessment benchmarks


The mandatory provisions will consist of assessment benchmarks relating to five key elements that the assessment manager must assess the development against, to the extent relevant. These assessment benchmarks will apply to code and impact assessable development and to variation applications.

It is intended that local government planning schemes may, while not conflicting with the assessment benchmarks, include provisions that have different requirements. For example, where a higher rate of street tree provision is met.

	Element 1	Street trees on both sides of all streets
	PROPOSAL	
	An average of one street tree provided every 15 metres on both sides of all streets.	
RATIONALE		
<p>The provision of shade to encourage walking is important for Queensland’s climate. Research indicates the more street trees along the footpath network, the more likely residents are to walk for 60 minutes each week.¹</p> <p>The proposed provision is a minimum requirement that a street tree is provided every 15 metres on average. This approach is intended to allow some flexibility with how street trees are provided, recognising that the verge is a competitive space, particularly for smaller lot frontages.</p> <p>Local governments will be best placed to determine appropriate shade tree species, responsive to the local climate and character of the area.</p>		

1: Hooper, P., et al. 2015. The building blocks of a 'Liveable Neighbourhood': Identifying the key performance indicators for walking of an operational planning policy in Perth, Western Australia. Health & Place 36: 173–183.





Element 2 Footpaths on at least one side of residential streets and both sides of main streets

PROPOSAL


A footpath is provided:

- on both sides of access and collector streets; and
- on one side of local access streets

RATIONALE

Queenslanders consistently tell us they would walk more if there were more footpaths and the footpaths were wide, even-surfaced and more connected.

Following feedback received, the provisions establish which street types require two footpaths and which, only one. These street typologies align with the IPWEAQ Street Design Manual Walkable Neighbourhoods – a commonly referenced document by many local governments and engineers.



Element 3 Access to parks and open space

PROPOSAL

Each created lot is 400 metres from the nearest boundary of an existing or committed local, district or regional park or other open space area (for example, linear park, esplanade, forest reserve, watercourse, coastal foreshore, habitat and wildlife corridors).

RATIONALE

Research indicates, 'adults with a wide range of green spaces around their home report 37 per cent lower hospitalisation rates and 16 per cent lower self-reported rates of heart disease or stroke.'²

In response to feedback, the proposed provision expands and clarifies that a 'park' is not just limited to a local park, it includes green and open spaces that may not have embellishments but are accessible and usable for the community. This is reflective of the benefits that come from providing community access to a diverse range of parks, nature and open space.

The distance is to be calculated from a boundary of a created lot to the edge of a park or other open space area as radial distance, not walking distance. The requirement also means that a created lot may be 400 metres from a park or other open space area that is outside the boundary of the lot(s) to be reconfigured.

This provides some flexibility so that individual assessments can still factor in site specific scenarios where the 400 metre radial distance is separated by a pedestrian barrier (i.e. a major highway, rail line, river or other topographical feature), to achieve a reasonable walking distance to a park.

The provision also reflects that where there is a commitment to a funded or approved future park, these are also relevant considerations that can be factored into assessments.

2: Pereira, G., et al. (2012). "The association between neighborhood greenness and cardiovascular disease: an observational study." BMC Public Health 12: 466.



	<p>Element 4 Maximum street block lengths of 250 metres</p>
<p>PROPOSAL</p> <p>Street block length is a maximum of 250 metres:</p> <ul style="list-style-type: none"> • from the centerline to centerline of intersecting roads; or • from the centerline of the intersecting road to the furthest lot boundary of the block, where there is only one intersecting road. 	
<p>RATIONALE</p> <p>Feedback received indicated that 130 metre maximum street block lengths or 200 metre maximum street blocks with a mid-block pedestrian link did not provide enough variation for block design.</p> <p>The 250 metre maximum is reflective of block design practices and represents a maximum block circumference between 500 and 600 metres, which is a comfortable five minute walk around the block.</p> <p>It is important that the provisions are clear about how the length of a block is actually measured. The measure from centerline to centerline is consistent with engineering standards in road standards.</p> <p>In response to feedback, there will no longer be a requirement that a mid-block pedestrian link is needed for block lengths over 200 metres.</p> <p>Mid-block pedestrian links remain a useful tool to assist in achieving a legible, connected pedestrian layout and would be encouraged as best practice. These are best considered based upon the specifics of the proposed design, mix of uses and locations of existing or proposed public transport stops – where there are natural pedestrian desire lines.</p>	

	<p>Element 5 Connected street patterns that respond to the landscape of the local area</p>
<p>PROPOSAL</p> <ul style="list-style-type: none"> • The layout of the street network is a connected and legible grid-like pattern that is responsive to topography. • The layout demonstrates pedestrian and cyclist connectivity. • The layout provides for connection to existing and future adjoining land development where relevant. 	
<p>RATIONALE</p> <p>Connected streets encourage walking and cycling and make places easier to navigate. The grid-like network allows for easy navigation, the ability to ‘walk around the block’ or within or between neighbourhoods.</p> <p>A grid-like network does not need to be the iconic straight lines and 90-degree angles. A grid-like pattern can have diversity in the street layout, responding to topography and natural features.</p> <p>The use of cul-de-sac streets is not excluded and councils can determine standards suited to their local areas.</p> <p>Grid-like streets don’t have to mean increased speed and unsafe streets. There are many effective street calming design solutions that manage through traffic and provide clear signals to drivers they are in a residential area. Neighbourhoods designed for people, not cars incorporate these features.</p>	



Have your say

Consultation on technical refinements and implementation of the proposed mandatory provisions is open until 31 January 2020.

You can provide feedback on the five proposed mandatory provisions and how they are intended to be implemented by:

Email: planningpolicy@dsmip.qld.gov.au

Post: Policy and Statutory Planning
Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009 City East, Brisbane, QLD 4002

Online: qld.gov.au/healthycommunities

Find out how we're invested in planning for healthy and active communities at qld.gov.au/healthycommunities

Contact us

planningpolicy@dsmip.qld.gov.au
13 QGOV (13 74 68)

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

15.1 WST-003-P WASTE MANAGEMENT AND RESOURCE RECOVERY POLICY - NEW POLICY

Objective Reference:

Authorising Officer: Peter Best, General Manager Infrastructure & Operations

Responsible Officer: Kevin McGuire, Group Manager Water & Waste Operations

Report Author: Karen Smith, Technical Officer, Waste & Recycling

Attachments:

1. **WST-003-P Waste Management and Resource Recovery Policy** [↓](#)
2. **POL-0057 Exemption of Waste Disposal Fees and Charges at Council Waste Handling Facilities for Community Service Organisations** [↓](#)
3. **POL-0058 Disposal of Waste at Redland City Council Waste Transfer Stations** [↓](#)
4. **POL-2836 Waste, Recycling and Green Waste Collection Services** [↓](#)

PURPOSE

To seek adoption of WST-003-P Waste Management and Resource Recovery Policy (Policy). This Policy is a combination of three existing waste management policies which have been reviewed, updated and consolidated into one policy.

BACKGROUND

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

This Policy is a combination of three existing waste management policies, POL-0057 Exemption of Waste Disposal Fees and Charges, POL-0058 Disposal of Waste at Redland City Council Waste Transfer Stations, POL-2836 Waste, Recycling and Green Waste Collection Services, which have been reviewed and are proposed to be made obsolete.

ISSUES

The new Policy presented with this report meets the requirements of the new policy framework and states the general intent of Council based on the position of the three repealed policies detailed below:

- POL-0057 Exemption of Waste Disposal Fees and Charges at Council's Waste Handling Facilities for Community Service Organisations sets out minimum criteria for a community service organisation to apply for an exemption of fees at Council Waste Transfer Stations.
- POL-0058 Disposal of Waste at Redland City Council Waste Transfer Stations sets out the requirements for waste disposal and safe use of Council's Waste Transfer stations.
- POL-2836 Waste, Recycling and Green Waste Collection Services sets out Council's obligation to provide mandatory waste and recycling collection services, and voluntary green waste collection services, to all domestic dwellings in the Redland City Council local government area.

The new Policy supports Council's strategic priorities, provides residents and visitors with a clear understanding of Council's obligations in operating and maintaining waste transfer stations, bin collections and resource recovery, and the administration of these services.

The Policy also prescribes the obligations of residents and commercial customers who utilise the waste management collection services and waste transfer facilities, to ensure the customers' safe and responsible engagement.

STRATEGIC IMPLICATIONS

Legislative Requirements

Local Government Act 2009 - Chapter 4, Part 1, s91 (2) allows the imposition of rates and charges for a service, facility or activity supplied by or undertaken by a local government or someone on behalf of the local government (including a garbage contractor, for example) and s92 (4) allows the imposition of utility charges for a service, facility or activity including waste management.

Environmental Protection Regulation 2019 – Chapter 6 sets out the requirements for waste management in local government areas, including storage and collection relating to serviced premises and requirements for waste facilities.

Waste Reduction & Recycling Act 2011 - Part 2A allows the imposition for a local government to, by resolution, designate areas within its local government area in which the local government may conduct general waste or green waste collection and decide the frequency of general waste or green waste collection in the designated areas.

Risk Management

The combining of three waste management policies into one succinct policy provides customers with greater transparency of the waste and resource recovery services provided by Council, and both Council and the customers' obligations to meet service standards and participation in the services.

Financial

There is no direct impact on Council's budget from the approval of the new Policy.

People

Nil impact expected as the purpose of the Policy is to provide staff with guidance on waste management and resource recovery minimum delivery standards, and customers with a greater understanding of the administration of waste standards in the City.

Environmental

Nil impact expected as the purpose of the Policy is to provide residents guidance on waste management and resource recovery minimum delivery standards.

Social

The new Policy demonstrates that Council is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value for money.

Human Rights

There are no human rights implications for this report or resulting from the new Policy.

Alignment with Council's Policy and Plans

The new Policy supports Council's Corporate Plan, in respect to Green Living. The Policy is also consistent with other Council strategic documents such as RedWaste's Annual Performance Plan.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Policy & Local Laws Coordinator (Acting)	13/11/2019 through to 07/01/2020	Advised consolidation of policies and creation of one new policy. Approved new Policy in line with Policy Management Framework.
RedWaste Service Manager	07/01/2020	Comments included in document.
Group Manager, Water & Waste Operations	07/01/2020	Comments included in document.

OPTIONS**Option One**

That Council resolves as follows:

1. To adopt WST-003-P Waste Management and Resource Recovery Policy as detailed in Attachment 1 to this report.
2. To make the following policies obsolete:
 - a) POL-0057 Exemption of Waste Disposal Fees and Charges at Council's Waste Handling Facilities for Community Service Organisations;
 - b) POL-0058 Disposal of Waste at Redland City Council Waste Transfer Stations; and
 - c) POL-2836 Waste, Recycling and Green Waste Collection Services.

Option Two

That Council resolves not to adopt WST-003-P Waste Management and Resource Recovery Policy as detailed in Attachment 1 to this report and provide further commentary or feedback for Officers to amend.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To adopt WST-003-P Waste Management and Resource Recovery Policy as detailed in Attachment 1 to this report.
2. To make the following policies obsolete:
 - a) POL-0057 Exemption of Waste Disposal Fees and Charges at Council's Waste Handling Facilities for Community Service Organisations;
 - b) POL-0058 Disposal of Waste at Redland City Council Waste Transfer Stations; and
 - c) POL-2836 Waste, Recycling and Green Waste Collection Services.



Waste Management and Resource Recovery Policy

Policy Identifier: WST-003-P
 Date of Approval:
 Effective Date:
 Review Date:
 Approved by:
 Version: 1

Head of Power

This policy is consistent with the following legislation and policy:

Local Government Act 2009 - Chapter 4, Part 1, s91 (2) allows the imposition of rates and charges for a service, facility or activity supplied by or undertaken by a local government or someone on behalf of the local government (including a garbage contractor, for example) and s92 (4) allows the imposition of utility charges for a service, facility or activity including waste management.

Environmental Protection Regulation 2019 – Chapter 6 sets out the requirements for waste management in local government areas, including storage and collection relating to serviced premises and requirements for waste facilities.

Waste Reduction & Recycling Act 2011 - Part 2A allows the imposition for a local government to, by resolution, designate areas within its local government area in which the local government may conduct general waste or green waste collection and decide the frequency of general waste or green waste collection in the designated areas.

Waste Management and Resource Recovery Strategy - this sets out the Queensland Governments waste strategy objectives and resource recovery performance targets.

This policy supports the “Green Living” outcome in Council’s corporate plan, specifically outcomes 2.3 “Council’s waste management plans address current and future needs, and include plans for closed landfills and regional collaboration” and 2.4 “Council and the community actively recycle and reduce waste”.

This policy also supports the waste hierarchy whereby waste disposal is the least preferred option and encourages waste avoidance, reuse, recycling and resource recovery.

Policy Objective

To support the following strategic priorities:

- Minimising the generation of household waste and diversion of recyclable materials including organics from landfill.
- Improving the quality of recyclable materials to support recycling and resource recovery service providers and industry.

For Corporate Governance Use Only			
Department:	Infrastructure and Operations	Group:	Water & Waste Operations
			Page 1 of 4



Waste Management and Resource Recovery Policy

- Management of waste and recyclable material collections in accordance with relevant legislation to ensure compliance with environmental standards.
- Oversee the operation, management and maintenance of a network of assets for the receipt, segregation and temporary storage of solid waste and recyclable materials generated from domestic and commercial sources.
- Providing advice and guidance to customers to support waste minimisation and resource recovery behaviours.
- Reducing cost pressures on the community for waste management services by investigating innovative and cost effective waste management initiatives.

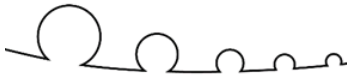
Policy Statement

Council is committed to:

- Mandatory waste and recycling, and optional green waste kerbside collection services to domestic premises.
- Waste, recycling and green waste collection services to commercial premises on request.
- Operation and maintenance of a network of waste disposal and resource recovery facilities.
- Waste disposal fee exemptions that are consistent with provisions contained in the Waste Reduction and Recycling Act 2011.
- Waste disposal fee exemptions for community service organisations including but not limited to “not for profit” (NFP) organisations, churches and charities in the Redland City local government area.
- Recovery of the Queensland Government’s waste disposal levy on commercial waste collection services and commercial waste disposed at Council’s waste disposal and resource recovery facilities.
- Engaging with the community and businesses within the city to improve overall waste management and resource recovery performance and improve sustainability awareness and implementation.

The management of illegal dumping and litter are excluded from this policy. The management of closed landfills is excluded from this policy and is managed under the landfill remediation program.

For Corporate Governance Use Only			
Department:	Infrastructure and Operations	Group:	Water & Waste Operations
			Page 2 of 4



Waste Management and Resource Recovery Policy

Definitions

The following definitions are extracted from the definitions within the *Environmental Protection Act 1994* and other subordinate legislation.

Term	Definition
Commercial premises	Any of the following types of premises: a) A hotel, motel, caravan park, café, food store or canteen. b) An assembly building, institutional building, kindergarten, child minding centre, school or other building used for education. c) Premises where a sport or game is ordinarily played in public. d) An exhibition ground, show ground or racecourse. e) An office, shop or other premises where business or work, other than a manufacturing process is carried out.
Commercial waste	Waste generated by a business activity and includes any waste generated or transported for fee or reward.
Domestic premises	Means any of the following types of premises: a) A single unit private dwelling. b) Premises containing two or more separate flats, apartments or other dwelling units. c) A boarding house, hostel, lodging house or guest house.
Domestic waste	Waste generated by a resident as a result of the ordinary use and occupation of their home/residential premises.
General waste	General Waste is waste other than regulated or prohibited or recycling waste, which may be either domestic or commercial.
Green waste	Grass cuttings, trees, bushes, shrubs, tree loppings, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises.
Kerbside	The edge of a pavement which separates it from the road.
Recyclable waste	Clean and inoffensive waste that has the potential to be recycled.

Associated Documents

Community Service Obligation Administrative Directive ([A196670](#))
 Waste, Recycling and Green Waste Collection Services Guideline ([A3169645](#))
 Exemption of Waste Disposal Fees at Council Waste Transfer Stations Guideline ([A196625](#))
 Disposal of Waste at Council Waste Transfer Stations Guideline ([A3905221](#))

Document Control

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

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

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

For Corporate Governance Use Only			
Department:	Infrastructure and Operations	Group:	Water & Waste Operations
			Page 3 of 4



Waste Management and Resource Recovery Policy

Version Control

Version number	Date	Key Changes
2	March 2013	<ul style="list-style-type: none"> Updated to include funding for all closed landfills including the recently closed landfills at Birkdale and Giles Road Minor editing to consolidate the policy wording and include alignment with new related documents
3	November 2015	<ul style="list-style-type: none"> Change of name of related document Change to department and group
4	January 2019	<ul style="list-style-type: none"> Updated associated documents.
5	September 2019	<ul style="list-style-type: none"> Minor editing to consolidate the policy wording and include alignment with new related documents
6	January 2020	<ul style="list-style-type: none"> New policy combining three existing policies.

For Corporate Governance Use Only			
Department:	Infrastructure and Operations	Group:	Water & Waste Operations
			Page 4 of 4

policy document



Corporate POL-0057

Exemption Of Waste Disposal Fees And Charges At Council Waste Handling Facilities For Community Service Organisations

Version Information

Head of Power

Local Government Act 2009

Local Government (Beneficial Enterprises and Business Activities) Regulation 2010

POL 0058 - Disposal of Waste at Council Waste Transfer Stations Policy

Policy Objective

To administer the exemption of fees and charges for waste disposal at Council's Waste Transfer Stations for community service organisations including but not limited to "not for profit" (NFP) organisations, churches and charities in the Redland City local government area.

This Policy is consistent with Council's Community Service Obligations (CSO) POL-2658 and relates to the assessment of whether a community service organisation is eligible for exemption of fees and charges for the disposal of waste at Council Waste Handling Facilities.

Policy Statement

Exemption of fees and charges for waste disposal at Council waste handling facilities is permitted for those community organisations or not-for-profit organisations in the following circumstances:

1. A written application is made to the Service Manager RedWaste for the exemption of waste disposal fees and charges at least ten (10) working days prior to the first disposal event;
- and
2. The organisation meets Council's definition of a not-for-profit entity, being:
 - a. Non-profit community services clubs whose primary focus is to raise funds or implement projects for the benefit of the whole community within the Redland City local government area;
 - b. Other non-profit community organisations who have an alternative primary focus but can demonstrate a specific project which benefits the whole community within the Redland City local government area. Organisations whose principal business is the responsibility of another level of government are ineligible for free disposal; or
 - c. A registered Charity.

Council will waive the waste fees and charges to a maximum value of \$1000 per annum (financial year) GST Inclusive per community organisation.

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved by: General Manager I&O (Administrative Change)
Date of Approval: 27 June 2016

Effective date: 27 June 2016
Version: 3
Review date: 30 June 2019
Page: 1 of 2

policy document



Corporate POL-0057



The following conditions apply to fee exemptions granted in the above circumstances:

1. Gate fee exemptions will only be authorised for mixed waste and greenwaste loads. Clean, uncontaminated and segregated loads of recyclable materials will be eligible for unrestricted disposal as this waste can be disposed free of charge at Council's facilities.
2. Organisations will be required to demonstrate that they have considered all options in minimising the waste prior to disposal. Examples include the donation of items to other organisations or to RecycleWorld at Redland Bay.
3. All waste disposed exempt of fees and charges must be generated from activities within the Redland City local government area.
4. The waste must be delivered to the Waste Handling Facility by an organisation member or unpaid volunteer. The waste must not be delivered by a commercial operator or in a commercial vehicle or under a commercial arrangement to be eligible for a fee exemption.
5. RedWaste will issue a letter of exemption which must be shown to the gatehouse staff on site. Photocopies of the letter will not be accepted.
6. Waste must be separated and sorted into its relevant types and all recyclable and reusable material disposed of appropriately.
7. Waste must be transported in vehicles with an RGVM mass of less than or equal to 4.5 tonnes pulling trailers unless prior written approval is granted by the Service Manager RedWaste.
8. Organisations disposing of waste at Birkdale Waste Transfer Station and claiming a fee exemption must weigh on at the weighbridge and prior to exiting the facility, must weigh off at the weighbridge.

Failure to comply with these conditions will result in full fees being charged to the organisation.

Version Information

Version number	Date	Key Changes
3	June 2016	Removal of reference to State Government waste levy.

[Back to Top](#)

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved by: General Manager I&O (Administrative Change)
Date of Approval: 27 June 2016

Effective date: 27 June 2016
Version: 3
Review date: 30 June 2019
Page: 2 of 2

policy document



Corporate POL-0058



Disposal of Waste at Council Waste Transfer Stations

Version Information

Head of Power

- *Local Government Act 2009*
- *Environmental Protection 1994*
- *Waste Reduction and Recycling Act 2011*

Policy Objective

To define waste(s) residents, non-residents and commercial customers can dispose of at Redland City Council waste transfer stations free of charge.

Definitions

CGVM – combined gross vehicle mass. This is the weight of the vehicle, the load of waste, vehicle occupants and any trailer.

Commercial waste – waste generated by a business activity and includes any waste generated or transported for fee or reward.

Domestic waste – waste generated by a resident as a result of the ordinary use and occupation of their home/residential premises.

Policy Statement

Council is committed to providing:

1. Disposal of domestic waste and recyclables free of charge for Redland City Council residents (ratepayers and occupiers of domestic properties) provided that:
 - residents provide either current photographic identification displaying a Redland City residential address, OR current photo identification in conjunction with current documentation verifying that they are a resident within the Redland City area;
 - the CGVM (including any trailers and the waste load) does not exceed 4.5 tonne;
 - the waste is not commercial waste, transported by a commercial operator or any other 3rd party (including friends and relatives) on behalf of the resident;
 - other criteria and quantities in accordance with the current fee schedule and guideline (GL-0057-001).
2. Commercial operators who require the use of their commercial vehicle to dispose of their domestic waste with 8 “Commercial Vehicle Waivers” upon application and subject to the following conditions:
 - the application is approved by an authorised Council officer;
 - the commercial vehicle CGVM does not exceed 4.5 tonnes including load and any trailer;
 - the commercial customer notifies Council if the vehicle registration changes 5 working days prior to their next visit to the waste transfer station;

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved by: General Meeting
Date of Approval: 9 December 2015

Effective date: 9 December 2015
Version: 1
Review date: 31 December 2018
Page: 1 of 2

policy document



Corporate POL-0058



- all other criteria contained within GL-0057-001 also apply.
3. Facilities for the disposal of commercial waste and recyclables as per criteria in guideline (GL-0058-001) and in accordance with the current fee schedule;
 4. Fee exemptions for community groups, not-for-profit groups and clubs as determined by the associated policy (POL-0057);

In order to be eligible for entry, all waste transfer station customers must:

1. declare their load - this includes types, materials, volumes and the origin of waste(s);
2. adhere to site rules, as displayed;
3. comply with gatehouse and site staff directions and instructions when onsite;
4. separate waste(s) into appropriate areas for recycling;
5. not contaminate stockpiles and bins with inappropriate materials;
6. not smoke onsite; and
7. obey all signed speed limits and traffic conditions.

Any serious breach of the above, instructions within POL 0058 or within the rules of entry including acts of inappropriate behaviour, aggression or intimidation may result in temporary or permanent refusal of entry to any or all Redland City Council waste management facilities at the discretion of the Group Manager Water & Waste Operations.

Version Information

Version No.	Date	Key Changes
1	December 2015	New Policy

[Back to Top](#)

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved by: General Meeting
Date of Approval: 9 December 2015

CMR Team use only

Effective date: 9 December 2015
Version: 1
Review date: 31 December 2018
Page: 2 of 2

policy document



Corporate POL-2836



Waste, Recycling and Green Waste Collection Services

[Version Information](#)

Head of Power

This policy is consistent with the following legislation:

Local Government Act 2009, Chapter 4, Part 1:

s91 (2) Rates and charges are levies that a local government imposes –

- a) on land; and
- b) for a service, facility or activity that is supplied or undertaken by –
 - I. The local government; or
 - II. Someone on behalf of the local government (including a garbage contractor, for example).

s92 (4) Utility charges are for a service, facility or activity for any of the following utilities –

- a) Waste management;
- b) Gas;
- c) Sewerage;
- d) Water.

Waste Reduction and Recycling Regulation 2011, Part 2A:

A local government may—

- a) by resolution, designate areas within its local government area in which the local government may conduct general waste or green waste collection; and
- b) decide the frequency of general waste or green waste collection in the designated areas.

Policy Objective

This policy supports the “Green Living” strategic priority of Council’s corporate plan, specifically objective 2.8 - “Implement Council’s waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery”.

This policy supports the strategic priority of kerbside collection and transportation of domestic and commercial solid wastes, greenwaste and recyclable materials in a cost effective manner to meet community health and environmental needs and service levels. It also supports the waste hierarchy whereby disposal of waste is the least preferred option and encourages reuse, recycling and resource recovery.

This policy also aims to provide guidance in relation to policies and procedures associated with customer requests for the refunding of a waste and recycle utility charge made to Redland City Council.

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved: General Manager Infrastructure & Operations
Approval Date: 1 December 2014

Effective date: 1 December 2014
Version: 3
Review date: 31 December 2017
Page: 1 of 4

policy document



Corporate POL-2836

Definitions

The following definitions are extracted from the definitions within the *Environmental Protection Act 1994* and subordinate legislation.

Apartment	The use of premises for three or more dwelling units in a building that: <ol style="list-style-type: none"> is three or more storeys in height; results in another dwelling above or below; has a common foyer entrance; has communal facilities including outdoor spaces, car parking and waste collection
Bin	Container approved and supplied by Council for storing domestic waste, commercial waste, green waste or recyclable waste at a premises
Collection services	An inclusive term for the both the kerbside and bulk bin waste, recycling and green waste bin collection services
Commercial premises	Any of the following types of premises: <ol style="list-style-type: none"> a hotel, motel, caravan park, café, food store, or canteen; an assembly building, institutional building, kindergarten, child-minding centre, school or other building used for education; premises where a sport or game is ordinarily played in public; an exhibition ground, showground or racecourse; an office, shop or other premises where business or work, other than a manufacturing process is carried out.
Commercial waste	Solid waste, other than greenwaste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises
Domestic premises	Any of the following types of premises which are capable of generating domestic waste: <ol style="list-style-type: none"> a single unit private dwelling; premises containing 2 or more separate flats, apartments or other dwelling units; a boarding house, hostel, lodging house or guest house
Domestic waste	Solid waste, other than domestic clean-up waste, greenwaste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises
General waste	General waste is waste other than regulated or prohibited or recycling waste, which may be either domestic or commercial
Green waste	Means grass cuttings, trees, bushes, shrubs, loppings of trees, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises
Industrial waste	Means:- <ol style="list-style-type: none"> interceptor waste; or waste other than the following – <ol style="list-style-type: none"> commercial waste;

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved: General Manager Infrastructure & Operations
Approval Date: 1 December 2014

Effective date: 1 December 2014
Version: 3
Review date: 31 December 2017
Page: 2 of 4

policy document



Corporate POL-2836



	(ii) domestic clean up waste;
	(iii) domestic waste;
	(iv) green waste;
	(v) recyclable interceptor waste;
	(vi) recyclable waste;
	(vii) waste discharged to sewer.
Kerb	The edge of a pavement which separates it from the road
Kerbside recycling collection	Collection from the roadside of commercial, domestic or industrial waste that has been separated for the purpose of recycling
Multiple Dwelling	Means the use of premises for three or more dwelling units on a lot, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing.
Occupied land	A premise is deemed to be occupied if the land or structure has the potential to generate waste
Recyclable waste Service	Clean and inoffensive waste that has the potential to be recycled A minimum collection service is weekly collections for domestic waste and fortnightly collections for recyclable waste, subject to meeting terms and conditions of use outlined in GL-2836-001, the guideline for Waste and Recycling Collection Services

Policy Statement

Council is committed to providing:

1. mandatory waste and recycling collection services for all domestic premises through a minimum service of:
 - a. weekly collections for domestic waste; and
 - b. fortnightly collections for recyclable waste, subject to meeting terms and conditions of use outlined in guideline GL-2836-001 for Waste, Recycling and Green Waste Collection Services;
2. waste and recycling collection services to commercial premises upon request subject to conditions outlined in guideline GL-2836-001 for Waste, Recycling and Green Waste Collection Services;
3. fortnightly green waste collection services to domestic and commercial mainland premises upon request subject to conditions outlined in guideline GL-2836-001 for Waste, Recycling and Green Waste Collection Services;

Waste charges will be determined through the annual budget and be published in Council's Revenue Policy Statement, Budget Book and Council's website.

Council will levy charges based on:

- a. a standard 240L waste and 240L recycling combined collection service for domestic premises, or alternative waste/recycling combination service as permitted under GL-2836-001; and
- b. voluntary green waste collection service for domestic and commercial mainland premises;

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved: General Manager Infrastructure & Operations
Approval Date: 1 December 2014

Effective date: 1 December 2014
Version: 3
Review date: 31 December 2017
Page: 3 of 4

policy document



Corporate POL-2836



- c. bin size and frequency of collection for all additional and other collection services.

A bin establishment fee will be determined through, including but not limited to:

- a. the establishment of a waste and recycling collection service;
- b. an amendment of a collection service including bin exchanges ;
- c. the addition of a voluntary green waste service or cancellation of the service within the first twelve months of the service commencing;
- d. bin replacement due to willful damage or neglectful user.

Refunds of waste and recycle utility charges within Redland City Council will be made upon individual application – refer to GL-2836-001.

Associated Documents

- Waste, Recycling and Green Waste Collection Services Guideline - GL-2836-001

Version Information

Version Number	Date	Key Changes
3	December 2014	<ul style="list-style-type: none"> • Amendment to the Head of Power • Inclusion of green waste collection services as an optional service

[Back to Top](#)

CMR Team use only

Department: Infrastructure & Operations
Group: Water & Waste Operations
Approved: General Manager Infrastructure & Operations
Approval Date: 1 December 2014

Effective date: 1 December 2014
Version: 3
Review date: 31 December 2017
Page: 4 of 4

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

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

17.1 CR WENDY BOGLARY - MEDIUM RESIDENTIAL DENSITY ZONE CODE REVIEW

In accordance with s.6.16 of POL-3127 Council Meeting Standing Orders, Cr Wendy Boglary intends to move the motion as follows:

That Council resolves to include a review of the Medium Residential Density Zone Code in the next City Plan Amendment Package.

Background

The Medium Density Zone Code had significant changes in provisions in the drafting of the City Plan, including parking, setbacks, site coverage and density. The City Plan has now been implemented for over 12 months and a review would allow Council to identify if these changes are achieving the intent of the zone, including design outcomes and liveability to the community's expectation.

17.2 CR MARK EDWARDS - FUNDING FOR SMBI ROAD SEALING

In accordance with s.6.16 of POL-3127 Council Meeting Standing Orders, Cr Mark Edwards intends to move the motion as follows:

That Council resolves to allocate \$800,000.00 for 'island green sealing' of roads for the remainder of the current financial year, ending 20 June 2020.

18 URGENT BUSINESS WITHOUT NOTICE

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

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

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

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

19.1 Voluntary Transfer of Land Concession

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

19.2 Purchase of Meissner Street Site by Redland Investment Corporation

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

19.3 Victoria Point Land Pty Ltd V Redland City Council (Planning and Environment Court Appeal 4300/2019)

This matter is considered to be confidential under Section 275(1)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

19.4 Sutgold V Redland City Council (Planning and Environment Court Appeal 3829/2019)

This matter is considered to be confidential under Section 275(1)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

20 MEETING CLOSURE