



**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 25 March 2015**  
**commencing at 9.30am**

**The Council Chambers**  
**35 Bloomfield Street**  
**CLEVELAND QLD**

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

## **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**

### **5.1 GENERAL MEETING MINUTES 11 MARCH 2015**

Motion is required to confirm the Minutes of the General Meeting of Council held on 11 March 2015

## **6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**

### **6.1 REQUEST FOR REPORT - PUBLIC VEHICLE ACCESS TO THE BASIN AT AMITY**

At the General Meeting of 25 February 2015 (Item 11.4.1 refers) Council resolved to defer this item so that further discussions can be held with the State Government regarding other alternatives to the proposed access route.

A report will be presented to a future General Meeting for consideration.

## **7 PUBLIC PARTICIPATION**

In accordance with s.42 Redland City Council Meetings – Standing Orders:

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
2. A member of the public wishing to attend and address a meeting may either:
  - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
  - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council's Meetings Standing Orders.
4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
5. Any person addressing a meeting will -
  - (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and
  - (b) speak with decorum; and
  - (c) frame any remarks in respectful and courteous language.
6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.

## **8 PETITIONS AND PRESENTATIONS**

Councillors may present petitions or make presentations under this section.

## **9 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.

## **10 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 sections 172 and 173 of the *Local Government Act 2009*). In summary:

**If a Councillor has a material personal interest in a matter before the meeting:**

*The Councillor must—*

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

*The following information must be recorded in the minutes of the meeting, and on the local government's website—*

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

**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—*

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
  - (a) *the Councillor's personal interests in the matter; and*
  - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

*The following must be recorded in the minutes of the meeting, and on the local government's website—*

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
- (b) *the nature of the personal interest, as described by the Councillor;*
- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

A **conflict of interest** is a conflict between—

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

*that might lead to a decision that is contrary to the public interest.*

**11 REPORTS TO COUNCIL****11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 FEBRUARY 2015 MONTHLY FINANCIAL REPORTS**

**Objective Folder (fA36608):** Reports and Attachments (Archives)

**Attachment:** [Monthly Financial Report February 2015](#)

**Authorising Officer:**



**Bill Lyon**  
**Chief Executive Officer**

**Responsible Officer:** **Linnet Batz**  
**Chief Financial Officer**

**Author:** **Deborah Corbett-Hall**  
**Service Manager Corporate Finance**

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**PURPOSE**

The purpose is to present the February 2015 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

**BACKGROUND**

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal 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. The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

**ISSUES***Final Budget Review and development of Budget 2015-2016*

Council is working towards a final budget review to be finalised following the end of the third quarter of the financial year. This final budget review should also factor in carry forward projects (of a capital nature) and be consistent with the 2015-2016 budget submissions that officers will be compiling over the coming weeks.

*Interim audit for financial year 2015*

The Corporate Financial Reporting Team is presently liaising with the Queensland Audit Office (QAO) in preparation for the interim external audit visit commencing 23 March 2015. As per previous years, this visit affords the opportunity for the shell

financials and notes to be presented to QAO for feedback in preparation for the end of the financial year.

### **STRATEGIC IMPLICATIONS**

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of February 2015:

- 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 sustainability – debt to asset ratio;
- Operating performance;
- Operating surplus ratio;
- Net financial liabilities;
- Interest cover ratio; and
- Asset consumption ratio.

The asset sustainability ratio was not met as at the end of February 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target. Council's Capital Works Prioritisation Policy escalates renewal spend over new assets and on 11 February Council approved a comprehensive asset management project to replace the current asset management process and system.

### **LEGISLATIVE REQUIREMENTS**

The February 2015 financials 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**

February 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advise around actual to budget variances.

### **Financial**

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of February 2015.

### **People**

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



**Environmental**

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

**Social**

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

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

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

- 8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and
- 8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

**CONSULTATION**

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Team.

**OPTIONS**

1. That Council resolves to note the End of Month Financial Reports for February 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note the End of Month Financial Reports for February 2015 and explanations as presented in the attached Monthly Financial Report.**



# Monthly Financial Report

## February 2015

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## 1. INTRODUCTION AND OVERVIEW

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 28 February 2015. The year to date and annual budget referred to in this report reflects the Revised Budget as adopted by Council on 10 December 2014. Note: all amounts are rounded to the nearest thousand dollars.

### Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	(4,718)	12,293	14,549	2,256	18%	✓
Recurrent Revenue	234,786	165,234	166,323	1,089	1%	✓
Recurrent Expenditure	239,504	152,941	151,774	(1,167)	-1%	✓
Capital Works Expenditure	69,892	31,801	27,991	(3,810)	-12%	✓
Closing Cash & Investments	59,298	96,581	125,624	29,043	30%	✓

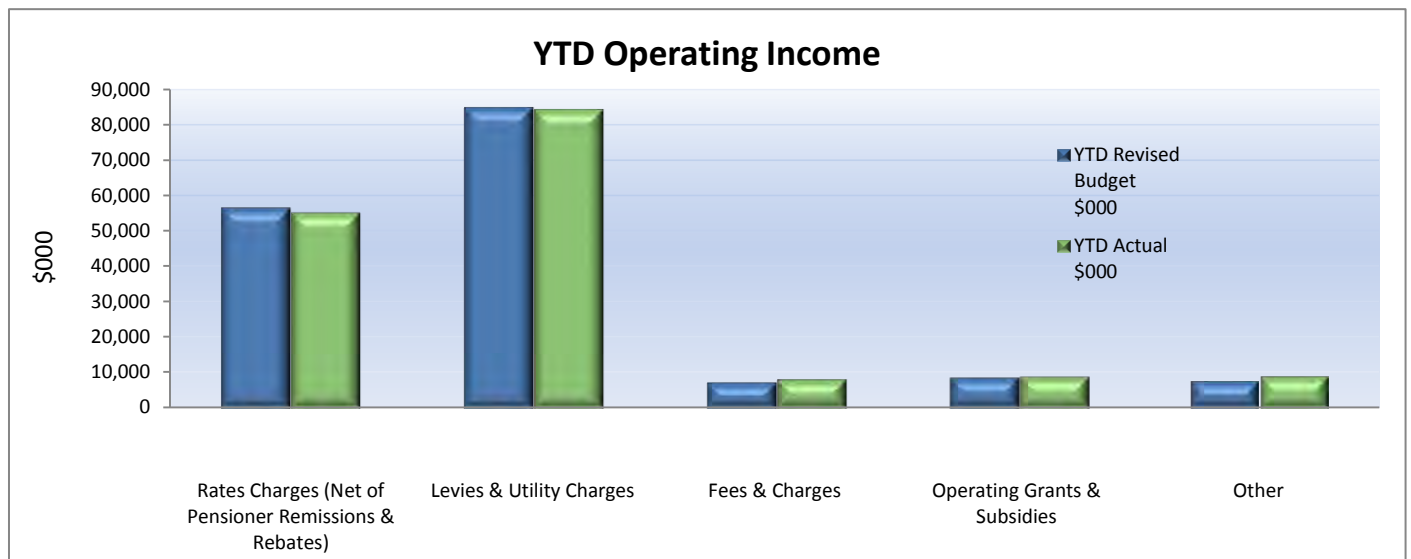
#### Status Legend:

Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	⚠
Below budgeted revenue or over budgeted expenditure >10%	✘

### Operating results (p.7)

The year to date operating surplus of \$14.55M is \$2.26M above the year to date revised budget. The year to date favourable variance is primarily due to operating employee costs being lower than budget by \$1.76M, and operating revenue higher than budget by \$1.09M.

The graph below depicts the actual results compared to the revised budget for each of the five main income categories. Council monitors its reliance on general rates revenue through a key performance indicator to gauge the need to generate income from other sources. Refer to Key Performance Indicators (p.5).

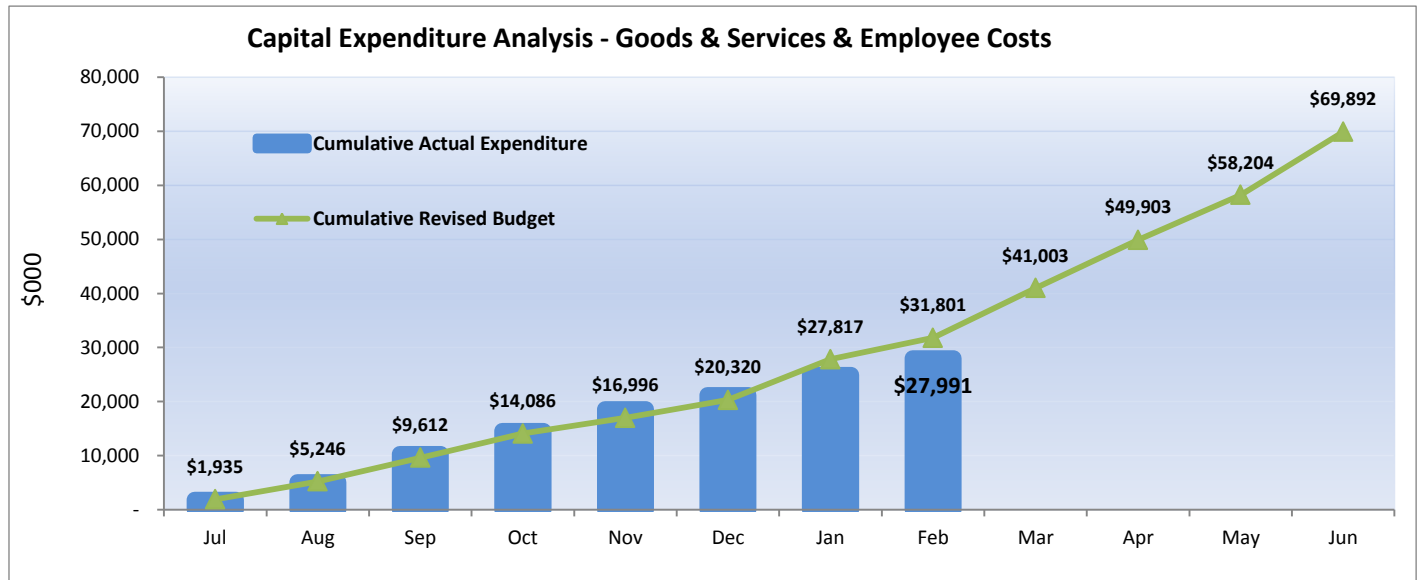


## 1. INTRODUCTION AND OVERVIEW (cont.)

### Capital works

Council's capital works expenditure is underspent by \$3.81M with year to date actual expenditure of \$27.99M which is below year to date budget of \$31.80M.

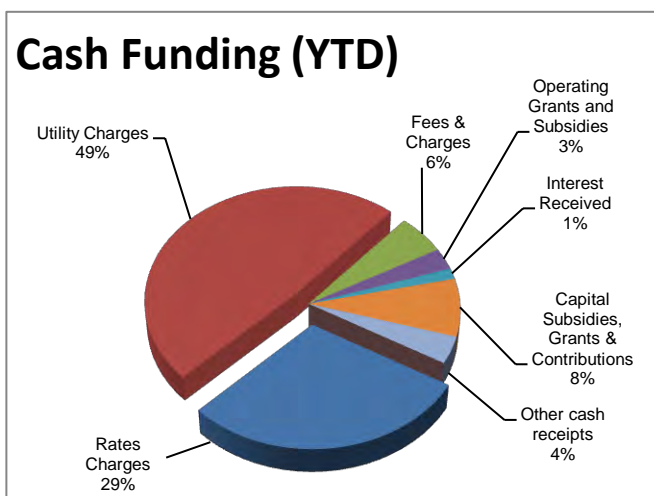
Total capital commitments at the end of February 2015 (where budget is approved) was \$3.82M.



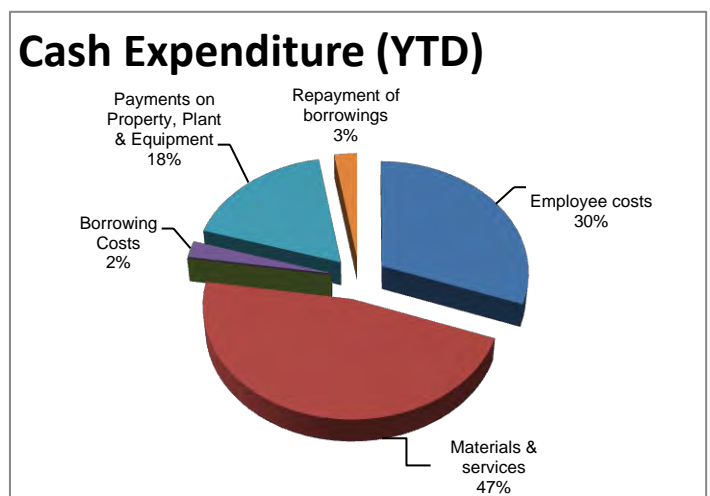
### Financial position and cash flow results

Council's Balance Sheet depicts a sustainable result with total current assets of \$156.81M and total current liabilities of \$44.29M (current ratio of 3.54).

Council's cash balance at the end of February 2015 exceeded the year to date budgeted cash balance (refer p.3). This result is attributable mainly to higher than anticipated cash collection from utility charges, lower than expected payments to employees and lower than expected payment for property plant & equipment. Of the \$125.62M cash balance at the end of the period, \$84.11M is held as constrained cash reserves. On 10 December 2014 Council resolved to close four reserves and utilise a further three reserves on or before 30 June 2015 (refer p.13). \$125.24M of the total cash balance was invested with Queensland Treasury Corporation (QTC) at the end of the period. The two graphs below depict the various range of sources of Council's cash funding, as well as the allocation of funding to services and activities needed to support the Redlands community, capital programs and other activities at Council.



Total Cash Funding (Actual YTD)	188,506
Total Cash Funding (Annual Revised Budget)	235,703
% of Budget Achieved YTD	80%



Total Cash Expenditure (Actual YTD)	159,117
Total Cash Expenditure (Annual Revised Budget)	272,640
% of Budget Achieved YTD	58%

## 2. KEY PERFORMANCE INDICATORS

Financial Stability Ratios	Target	Annual Revised Budget 2014/2015	February 2015	Status
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.44%	33.26%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	2.88	3.54	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.39%	3.04%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$59.298M	\$125.624M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	3.59	7.92	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.46%	2.51%	✓
Operating Performance (%)	Target greater than or equal to 20%	8.65%	26.42%	✓
Financial Sustainability Ratios	Target	Annual Revised Budget 2014/2015	February 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-2.01%	8.75%	✓
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	1.27%	-23.95%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.21%	-0.36%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	49.82%	28.78%	✗
Asset Consumption Ratio (%)	Target between 40% and 80%	66.87%	67.63%	✓

**Status Legend**

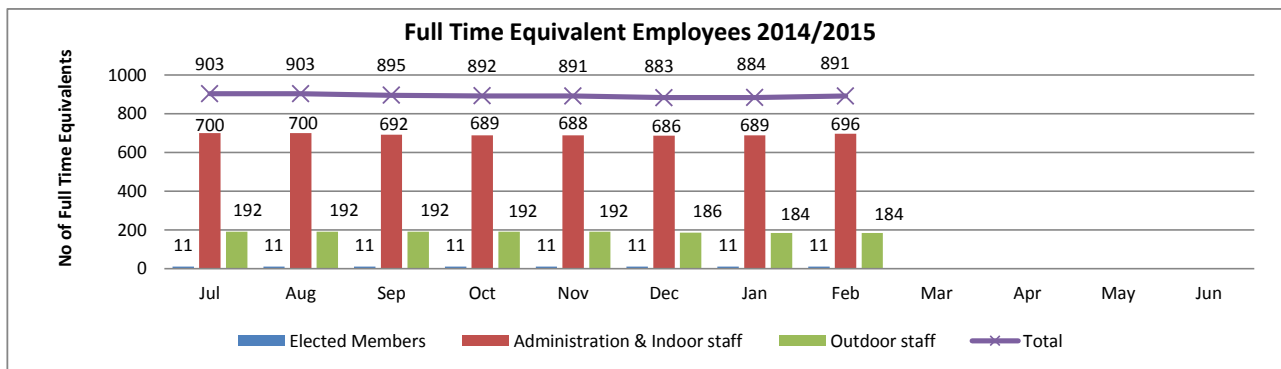
KPI target achieved or exceeded



KPI target not achieved



## 3. KEY NON-FINANCIAL INFORMATION



Workforce reporting - February 2015: Headcount	Employee Type						
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Grand Total
Office of CEO	16	4	79	9	5	3	116
Organisational Services	3	5	104	10	9	4	135
Community and Customer Service	32	5	250	51	23	9	370
Infrastructure and Operations	16	6	312	10	16	1	361
<b>Total</b>	<b>67</b>	<b>20</b>	<b>745</b>	<b>80</b>	<b>53</b>	<b>17</b>	<b>982</b>

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department and does not include a workload weighting.



## 4. STATEMENT OF COMPREHENSIVE INCOME

### STATEMENT OF COMPREHENSIVE INCOME For the period ending 28 February 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Recurrent Revenue</b>					
Rates Charges	81,366	81,366	61,024	60,257	(767)
Levies & Utility Charges	124,757	124,781	84,799	84,457	(342)
<i>Less: Pensioner Remissions &amp; Rebates</i>	(2,743)	(5,197)	(4,511)	(4,938)	(427)
Fees & Charges	10,629	10,814	7,386	8,311	925
Operating Grants & Subsidies	3,983	11,975	8,798	9,076	278
Operating Contributions & Donations	260	260	-	266	266
Interest External	3,872	3,872	2,581	2,830	249
Other Revenue	4,021	6,915	5,157	6,064	907
<b>Total Recurrent Revenue</b>	<b>226,144</b>	<b>234,786</b>	<b>165,234</b>	<b>166,323</b>	<b>1,089</b>
<b>Capital revenue</b>					
Grants, Subsidies & Contributions	15,050	14,724	10,663	15,236	4,573
Non-Cash Contributions	3,146	3,226	53	3,690	3,637
<b>Total Capital Revenue</b>	<b>18,196</b>	<b>17,950</b>	<b>10,716</b>	<b>18,926</b>	<b>8,210</b>
<b>TOTAL REVENUE</b>	<b>244,340</b>	<b>252,735</b>	<b>175,950</b>	<b>185,249</b>	<b>9,299</b>
<b>Recurrent Expenses</b>					
Employee Costs	76,094	77,352	51,653	49,896	(1,757)
Goods & Services	106,425	110,565	67,141	67,109	(32)
Finance Costs	3,643	3,709	2,482	2,492	10
Depreciation & Amortisation	51,209	47,878	31,665	32,277	612
<b>Total Recurrent Expenses</b>	<b>237,370</b>	<b>239,504</b>	<b>152,941</b>	<b>151,774</b>	<b>(1,167)</b>
<b>Capital Expenses</b>					
(Gain)/Loss on Disposal of Non-Current Assets	(3,192)	(2,940)	(1,635)	371	2,006
<b>Total Capital Expenses</b>	<b>(3,192)</b>	<b>(2,940)</b>	<b>(1,635)</b>	<b>371</b>	<b>2,006</b>
<b>TOTAL EXPENSES</b>	<b>234,178</b>	<b>236,564</b>	<b>151,306</b>	<b>152,145</b>	<b>839</b>
<b>NET RESULT</b>	<b>10,161</b>	<b>16,172</b>	<b>24,644</b>	<b>33,104</b>	<b>8,460</b>
<b>Other Comprehensive Income</b>					
Increase/(Decrease) in Asset Revaluation Surplus	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>10,161</b>	<b>16,172</b>	<b>24,644</b>	<b>33,104</b>	<b>8,460</b>



## 5. OPERATING STATEMENT

### OPERATING STATEMENT For the period ending 28 February 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Revenue</b>					
Rates Charges	81,366	81,366	61,024	60,257	(767)
Levies & Utility Charges	124,757	124,781	84,799	84,457	(342)
<i>Less: Pensioner Remissions &amp; Rebates</i>	(2,743)	(5,197)	(4,511)	(4,938)	(427)
Fees & Charges	10,629	10,814	7,386	8,311	925
Operating Grants & Subsidies	3,983	11,975	8,798	9,076	278
Operating Contributions & Donations	260	260	-	266	266
Interest External	3,872	3,872	2,581	2,830	249
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<b>Total Revenue</b>	<b>226,144</b>	<b>234,786</b>	<b>165,234</b>	<b>166,323</b>	<b>1,089</b>
<b>Expenses</b>					
Employee Costs	76,094	77,352	51,653	49,896	(1,757)
Goods & Services	107,098	111,238	67,602	67,522	(80)
Finance Costs Other	281	329	233	263	30
Other Expenditure	315	315	198	181	(17)
Net Internal Costs	(988)	(988)	(659)	(594)	65
<b>Total Expenses</b>	<b>182,799</b>	<b>188,246</b>	<b>119,027</b>	<b>117,268</b>	<b>(1,759)</b>
<b>Earnings Before Interest, Tax &amp; Depreciation (EBITD)</b>	<b>43,345</b>	<b>46,540</b>	<b>46,207</b>	<b>49,055</b>	<b>2,848</b>
Interest Expense	3,362	3,380	2,249	2,229	(20)
Depreciation	51,209	47,878	31,665	32,277	612
<b>Operating Surplus/(Deficit)</b>	<b>(11,226)</b>	<b>(4,718)</b>	<b>12,293</b>	<b>14,549</b>	<b>2,256</b>

### Levies & Utility Charges Breakdown For the period ending 28 February 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Levies &amp; Utility Charges</b>					
Refuse Charges	18,797	18,821	12,542	12,623	81
Special Charges	3,795	3,795	2,835	2,850	15
Environment Levy	5,637	5,637	4,227	4,257	30
Landfill Remediation Charge	4,102	4,102	2,735	2,760	25
Wastewater Charges	38,161	38,161	26,049	26,884	835
Water Access Charges	17,592	17,592	11,728	11,484	(244)
Water Consumption Charges	36,673	36,673	24,683	23,599	(1,084)
<b>Total Levies &amp; Utility Charges</b>	<b>124,757</b>	<b>124,781</b>	<b>84,799</b>	<b>84,457</b>	<b>(342)</b>





## 5. OPERATING STATEMENT (cont.)

### REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 28 February 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	94,706	95,053	64,219	63,585	(634)
Total Expenses	49,157	48,956	33,458	33,445	(13)
Earnings Before Interest, Tax & Depreciation (EBITD)	45,550	46,097	30,761	30,140	(621)
Interest Internal	21,681	21,681	14,454	14,454	-
Depreciation	16,987	16,551	11,025	11,004	(21)
<b>Operating Surplus/(Deficit)</b>	<b>6,881</b>	<b>7,865</b>	<b>5,282</b>	<b>4,682</b>	<b>(600)</b>

### REDWASTE OPERATING STATEMENT For the period ending 28 February 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	19,967	20,204	13,306	13,546	240
Total Expenses	16,200	15,020	10,266	10,085	(181)
Earnings Before Interest, Tax & Depreciation (EBITD)	3,767	5,184	3,040	3,461	421
Interest Expense External	42	42	28	26	(2)
Interest Internal	313	313	209	235	26
Depreciation	556	545	364	339	(25)
<b>Operating Surplus/(Deficit)</b>	<b>2,856</b>	<b>4,284</b>	<b>2,439</b>	<b>2,861</b>	<b>422</b>



## 6. STATEMENT OF FINANCIAL POSITION

### STATEMENT OF FINANCIAL POSITION As at 28 February 2015

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual Balance \$000
<b>CURRENT ASSETS</b>			
Cash & Investments	49,157	59,298	125,624
Accounts Receivable	34,311	39,606	25,472
Inventories	943	845	849
Prepaid Expenses	1,320	1,154	4,510
Non-Current Assets - Held for Sale	467	354	354
<b>Total Current Assets</b>	<b>86,199</b>	<b>101,257</b>	<b>156,809</b>
<b>NON-CURRENT ASSETS</b>			
Property, Plant & Equipment	2,021,416	2,107,711	2,081,801
<b>Total Non-Current Assets</b>	<b>2,021,416</b>	<b>2,107,711</b>	<b>2,081,801</b>
<b>TOTAL ASSETS</b>	<b>2,107,615</b>	<b>2,208,968</b>	<b>2,238,610</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	17,301	19,032	12,361
Current Employee Provisions	2,468	9,493	12,468
Current Loans	5,247	5,498	4,375
Current Landfill Rehabilitation Provisions	1,144	-	5,635
Other Liabilities	3,201	1,283	9,453
<b>Total Current Liabilities</b>	<b>29,361</b>	<b>35,306</b>	<b>44,292</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-Current Loans	49,149	48,896	51,786
Non-Current Employee Provisions	10,998	2,013	2,842
Non-Current Landfill Rehabilitation Provisions	28,189	17,578	17,578
Non-Current Trade & Other Payables	693	478	478
<b>Total Non-Current Liabilities</b>	<b>89,029</b>	<b>68,965</b>	<b>72,684</b>
<b>TOTAL LIABILITIES</b>	<b>118,390</b>	<b>104,271</b>	<b>116,976</b>
<b>NET ASSETS</b>	<b>1,989,225</b>	<b>2,104,697</b>	<b>2,121,634</b>
<b>COMMUNITY EQUITY</b>			
Retained Earnings	1,943,302	2,038,049	2,037,524
Constrained Cash Reserves	45,923	66,648	84,110
<b>TOTAL COMMUNITY EQUITY</b>	<b>1,989,225</b>	<b>2,104,697</b>	<b>2,121,634</b>

Whilst preparing the interim financial statements as at 28 February 2015, prior year errors have been identified which were corrected and reflected in the opening balances for the 2014/15 financial year. These corrections impacted the Annual Revised Budgeted numbers. The balances shown includes the revised opening balances plus budgeted movements for the current period.



## 7. CAPITAL FUNDING STATEMENT

### CAPITAL FUNDING STATEMENT For the period ending 28 February 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Sources of Capital Funding</b>					
Capital Contributions & Donations	6,188	8,008	7,885	12,417	4,532
Capital Grants & Subsidies	8,862	6,715	2,778	2,820	42
Proceeds on Disposal of Non-current Assets	4,049	4,049	2,458	814	(1,644)
Capital Transfers (To)/From Reserves	4,602	6,029	1,697	(6,678)	(8,375)
Non-Cash Contributions	3,146	3,226	53	3,690	3,637
New Loans	-	-	-	-	-
Funding from General Revenue	42,787	49,680	20,042	21,440	1,398
<b>Total Sources of Capital Funding</b>	<b>69,633</b>	<b>77,707</b>	<b>34,913</b>	<b>34,503</b>	<b>(410)</b>
<b>Applications of Capital Funds</b>					
Contributed Assets	3,146	3,226	53	3,690	3,637
Capitalised Goods & Services	56,263	64,378	29,072	24,845	(4,227)
Capitalised Employee Costs	5,636	5,514	2,729	3,146	417
Loan Redemption	4,589	4,589	3,059	2,822	(237)
<b>Total Applications of Capital Funds</b>	<b>69,633</b>	<b>77,707</b>	<b>34,913</b>	<b>34,503</b>	<b>(410)</b>
<b>Other Budgeted Items</b>					
WDV of Assets Disposed	(857)	(1,109)	(823)	(1,185)	(362)
Transfers to Constrained Operating Reserves	(13,124)	(12,996)	(8,465)	(9,691)	(1,226)
Transfer from Constrained Operating Reserves	12,180	13,000	5,828	4,939	(889)



## 8. STATEMENT OF CASH FLOWS

### STATEMENT OF CASH FLOWS For the period ending 28 February 2015

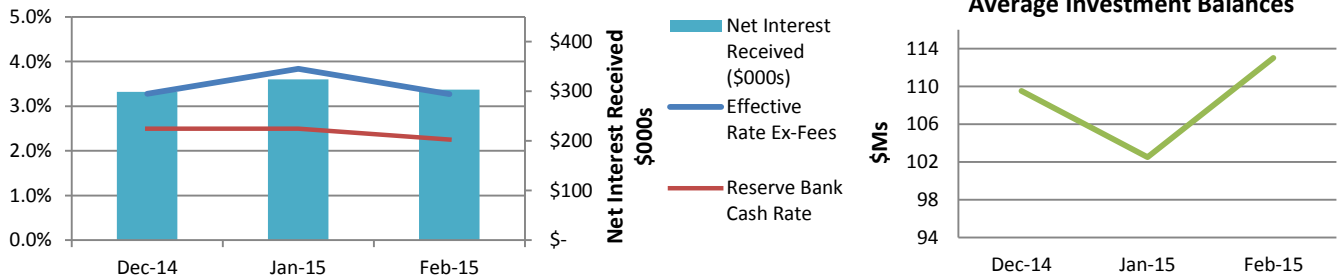
	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Rates Charges (net)	78,623	76,169	55,319
Levies & Utility Charges	111,427	111,451	91,830
Fees & Charges	10,879	11,064	10,501
Operating Grants & Subsidies	3,983	7,199	5,644
Cash Contributions	260	260	266
Other Revenue	4,021	6,915	6,065
<b>Receipts from Customers</b>	<b>209,192</b>	<b>213,058</b>	<b>169,625</b>
Employee costs	(79,473)	(80,732)	(48,547)
Materials & services	(109,237)	(113,403)	(74,160)
Other expenses	(596)	(644)	(466)
<b>Payments to Suppliers &amp; Employees</b>	<b>(189,306)</b>	<b>(194,779)</b>	<b>(123,173)</b>
Interest Received	3,872	3,872	2,830
Borrowing Costs	(3,362)	(3,380)	(3,719)
<b>Net Cash Inflow / (Outflow) from Operating Activities</b>	<b>20,396</b>	<b>18,771</b>	<b>45,563</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments - Property, Plant & Equipment	(61,899)	(69,892)	(27,991)
Proceeds - Capital Subsidies, Grants & Contributions	15,050	14,724	15,237
Proceeds - Sale of Property, Plant & Equipment	4,049	4,049	814
<b>Net Cash Inflow / (Outflow) from Investing Activities</b>	<b>(42,800)</b>	<b>(51,119)</b>	<b>(11,940)</b>
Proceeds of Borrowings	-	-	-
Repayment of borrowings	(4,589)	(4,589)	(4,234)
<b>Net Cash Inflow / (Outflow) from Financing Activities</b>	<b>(4,589)</b>	<b>(4,589)</b>	<b>(4,234)</b>
<b>Net Increase / (Decrease) in Cash Held</b>	<b>(26,993)</b>	<b>(36,937)</b>	<b>29,389</b>
Cash at Beginning of Year	76,150	96,235	96,235
<b>Cash at End of Financial Period</b>	<b>49,157</b>	<b>59,298</b>	<b>125,624</b>



## 9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 28 February 2015

### INVESTMENT RETURNS



**Total Investment at End of Month was \$125.24M**

#### Current Position

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. The higher average investment balances in December and February are reflective of the rating cycle, reduced payment runs during December as well as irregular receipts in December.

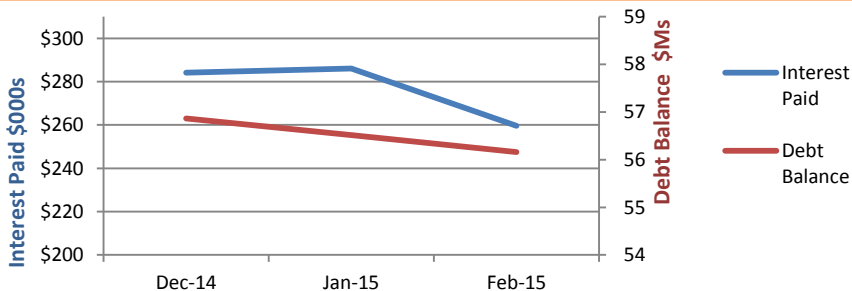
Note: the Reserve Bank reduced the cash rate down to 2.25% in its February sitting and maintained it in its March sitting.

#### Future Strategy

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team has nearly completed procurement procedures to achieve this outcome. This will also require a change to the investment policy. In the meantime the Team ensures Council maximises its interest on a *daily* basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2014 for the 2014-15 financial year

### BORROWING COSTS

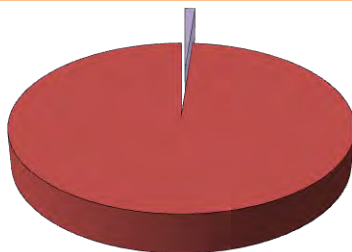


#### Current Position

Debt is split into 9 and 12 year pools with repayment made *annually* in advance for 2014-15.

The reduced interest expense is reflective of the 28 days in February vs. 31 days in previous months.

**Total Borrowings at End of Month was \$56.16M**



- RedWaste 1.19%
- General Pool allocated to capital works 98.81%

#### Future Strategy

Future strategy is to review the implications of continuing to repay debt annually in advance to ensure that there is no market value realisation adjustments under the accounting standards in order to minimise interest expenses. Further analysis will also be undertaken as to the potential to better allocate the debt across Council business in order to appreciate the true cost of capital projects undertaken.

Council adopted its revised Debt Policy in June 2014 for the 2014-15 financial year



## 10. CONSTRAINED CASH RESERVES

Reserves as at 28 February 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
<b>Special Projects Reserve:</b>				
Weinam Creek Reserve	2,782	267	(205)	2,844
Redland Work Cover Reserve *	4,965	74	(385)	4,654
Red Art Gallery Commissions & Donations Res	17	-	(15)	2
SMBI Capital Reserve *	3,894	868	(78)	4,684
	<b>11,659</b>	<b>1,209</b>	<b>(683)</b>	<b>12,185</b>
<b>Utilities Reserve:</b>				
RedWaste Reserve *	3,118	664	-	3,782
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	<b>13,018</b>	<b>664</b>	<b>-</b>	<b>13,682</b>
<b>Constrained Works Reserve:</b>				
Tree Planting Reserve **	70	15	-	86
Parks Reserve	2,408	1,682	-	4,090
SP1 Wellington Pt Rd Infra Reserve **	463	-	-	463
Redland Bay Sth Rd Infra Reserve **	647	-	-	647
East Thornlands Road Infra Reserve	674	-	-	674
Contributions to Car Parking Reserve *	340	-	-	340
Community Facility Infrastructure Reserve	441	232	-	672
Retail Water Renewal & Purchase Reserve	5,505	1,848	(560)	6,794
Sewerage Renewal & Purchase Reserve	7,384	3,072	(1,028)	9,428
Constrained Works Res-Cap Grants & Contribs	4,389	-	(2,672)	1,717
Transport Trunk Infrastructure Reserve	5,846	3,604	0	9,449
Cycling Trunk Infrastructure Reserve	706	984	0	1,690
Stormwater Infrastructure Reserve	1,938	787	0	2,726
Constrained Works Res-Opr Grants & Contribs	919	-	(190)	729
	<b>31,731</b>	<b>12,225</b>	<b>(4,450)</b>	<b>39,505</b>
<b>Separate Charge Reserve - Environment:</b>				
Environment Charge Acquisition Reserve	6,936	-	-	6,936
Environment Charge Maintenance Reserve	1,505	4,258	(3,266)	2,498
	<b>8,441</b>	<b>4,258</b>	<b>(3,266)</b>	<b>9,434</b>
<b>Special Charge Reserve - Other:</b>				
Bay Island Rural Fire Levy Reserve	-	120	(95)	25
SMBI Translink Reserve	3	710	(474)	239
	<b>3</b>	<b>830</b>	<b>(569)</b>	<b>264</b>
<b>Special Charge Reserve - Canals:</b>				
Raby Bay Canal Reserve	5,187	2,015	(1,359)	5,843
Aquatic Paradise Canal Reserve	2,163	670	(119)	2,714
Sovereign Waters Lake Reserve	480	44	(40)	484
	<b>7,830</b>	<b>2,728</b>	<b>(1,518)</b>	<b>9,040</b>
<b>TOTALS</b>	<b>72,680</b>	<b>21,915</b>	<b>(10,485)</b>	<b>84,110</b>

\* On 10 December 2014 Council resolved to close these reserves in the 2014-15 financial year. Department support officers are currently liaising with the reserve users as to the timing of the closure.

\*\* On 10 December 2014 Council resolved to utilise these reserves in the 2014-15 financial year. The reserves will be retained for possible future use and department support officers are currently liaising with reserve users as to the timing of utilisation.



## 11. OVERDUE RATES DEBTORS

### Comparison February 2014 to February 2015

The February 2015 overall result shows a marginal decrease of 0.04% on the February 2014 position.

Within this movement is a decrease on the 2014 position of 0.3% in the value of charges overdue less than 90 days. Considering the value of rate increases from one year to the next this result is against the trend, which is for the overdue value to rise in the month that a rate notice falls due for payment.

The overall movement for 90-180 days was nil, while charges >180 days overdue showed an increase of 0.3% on the same period last year.

#### Payments

Reminder letters were issued on Friday, 20<sup>th</sup> February. This resulted in a good payment response rate for the final week of the month with the total value of payments received showing a 19% increase from the previous week. This is a much better payment response rate compared to February 2014 where a 17% decrease in the total value of payments received was recorded against the final week of the month.

Month/Year	AustPost		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount
Feb-14	4,548	-\$2,641,869	29,435	-\$17,113,323	6,033	-\$4,551,194	3,259	-\$1,030,162	4,829	-\$5,120,970	3,582	-\$2,803,958	51,686	-\$33,261,476
Feb-15	4,477	-\$2,789,415	30,704	-\$18,869,527	5,510	-\$4,344,454	4,121	-\$1,325,614	4,751	-\$4,879,496	3,936	-\$3,142,404	53,499	-\$35,350,909
Variance	-71	-\$147,545.61	1,269	-\$1,756,204.28	-523	\$206,740.94	862	-\$295,452.10	-78	\$241,473.62	354	-\$338,445.69	1,813	-\$2,089,433.12
% Variance	-2%	6%	4%	10%	-9%	-5%	26%	29%	-2%	-5%	10%	12%	4%	6%

### Overall January 2015 to February 2015

The January rate notice fell due for payment on 9<sup>th</sup> February and reminder letters issued on 20<sup>th</sup> February. The overall percentage movement shows an increase, but as explained above the good payment response rate to the reminder letters has had a positive impact for the month of February.

### Comparison February 2014 to February 2015

Total							Mainland						
Days Overdue	Feb-14	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance	Days Overdue	Feb-14	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance
<90	\$4,919,826	3.07%	\$4,701,593	2.73%	-\$218,233	-0.33%	<90	\$3,770,230	2.35%	\$3,619,036	2.10%	-\$151,194	-0.25%
90 - 180 days	\$1,528,207	0.95%	\$1,637,237	0.95%	\$109,030	0.00%	90 - 180 days	\$1,035,167	0.65%	\$1,149,235	0.67%	\$114,068	0.02%
>180 days	\$2,307,162	1.44%	\$2,980,979	1.73%	\$673,817	0.29%	>180 days	\$1,055,138	0.66%	\$1,548,870	0.90%	\$493,732	0.24%
<b>Total</b>	<b>\$8,755,195</b>	<b>5.46%</b>	<b>\$9,319,809</b>	<b>5.42%</b>	<b>\$564,614</b>	<b>-0.04%</b>	<b>Total</b>	<b>\$5,860,535</b>	<b>3.66%</b>	<b>\$6,317,142</b>	<b>3.67%</b>	<b>\$456,606</b>	<b>0.02%</b>

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Feb-14	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance	Days Overdue	Feb-14	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance
<90	\$148,904	0.09%	\$149,516	0.09%	\$612	-0.01%	<90	\$1,000,692	0.62%	\$933,041	0.54%	-\$67,651	-0.08%
90 - 180 days	\$42,055	0.03%	\$64,990	0.04%	\$22,935	0.01%	90 - 180 days	\$450,985	0.28%	\$423,011	0.25%	-\$27,973	-0.04%
>180 days	\$41,551	0.03%	\$96,030	0.06%	\$54,479	0.03%	>180 days	\$1,210,473	0.76%	\$1,336,079	0.78%	\$125,606	0.02%
<b>Total</b>	<b>\$232,509</b>	<b>0.15%</b>	<b>\$310,536</b>	<b>0.18%</b>	<b>\$78,026</b>	<b>0.04%</b>	<b>Total</b>	<b>\$2,662,150</b>	<b>1.66%</b>	<b>\$2,692,132</b>	<b>1.57%</b>	<b>\$29,982</b>	<b>-0.10%</b>

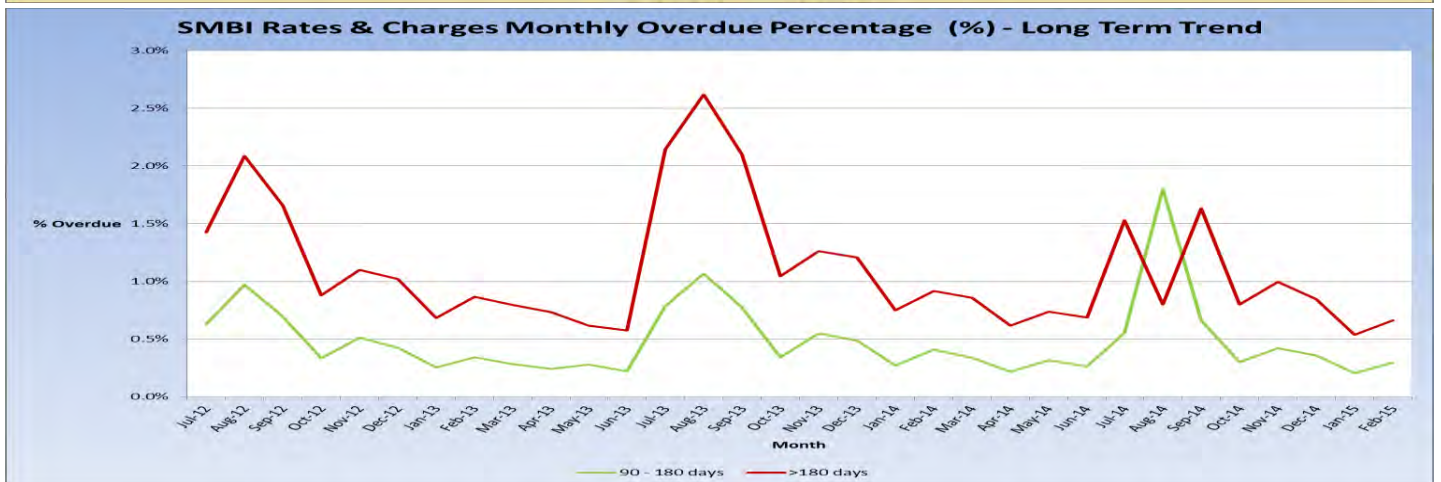
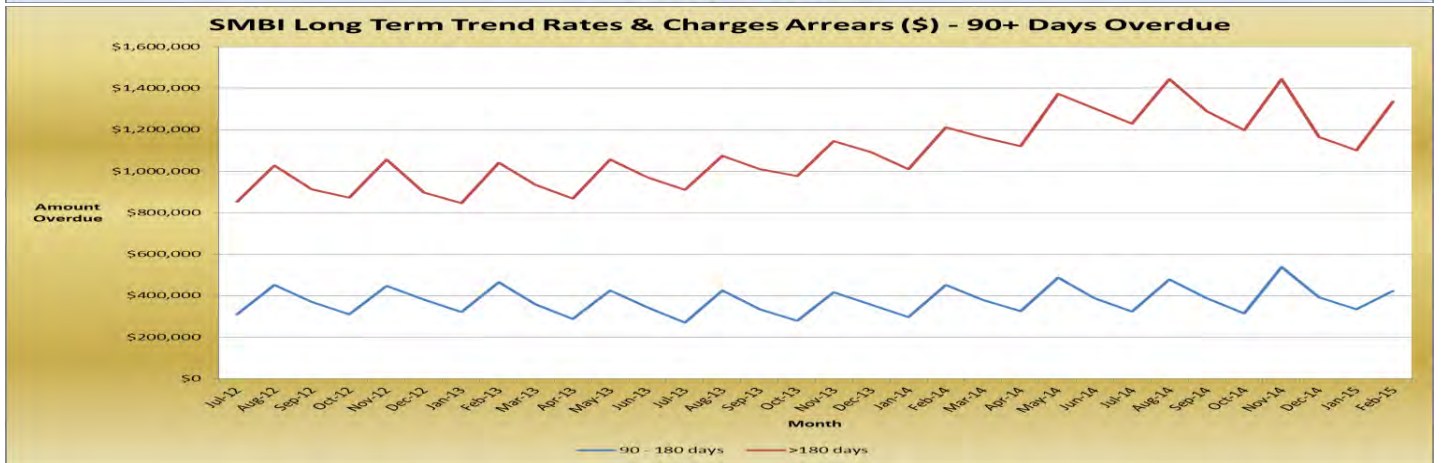
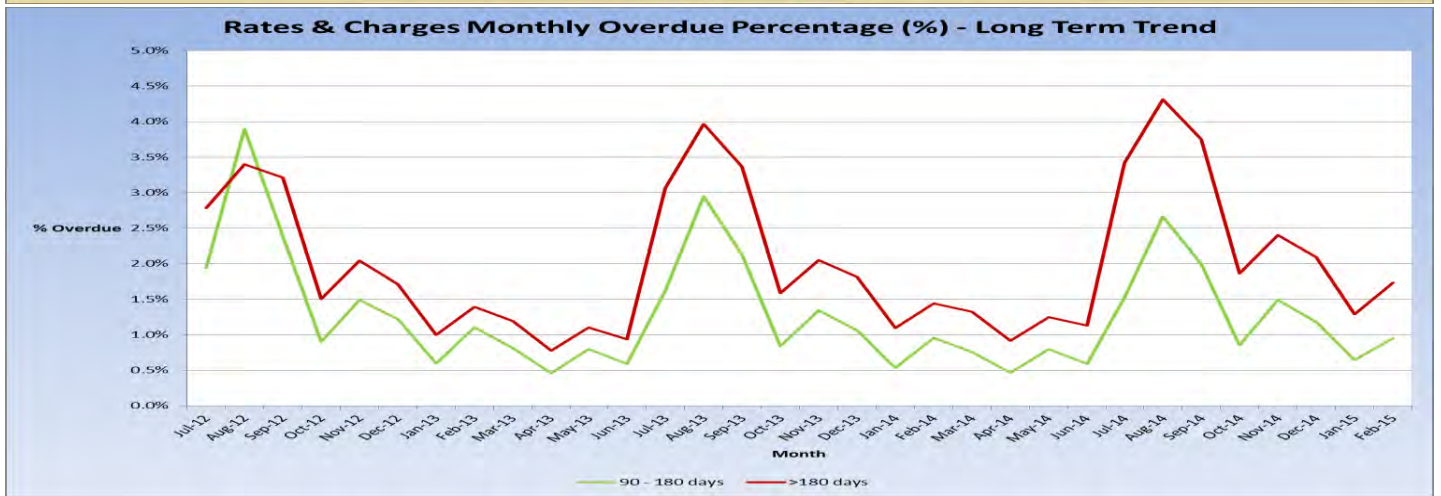
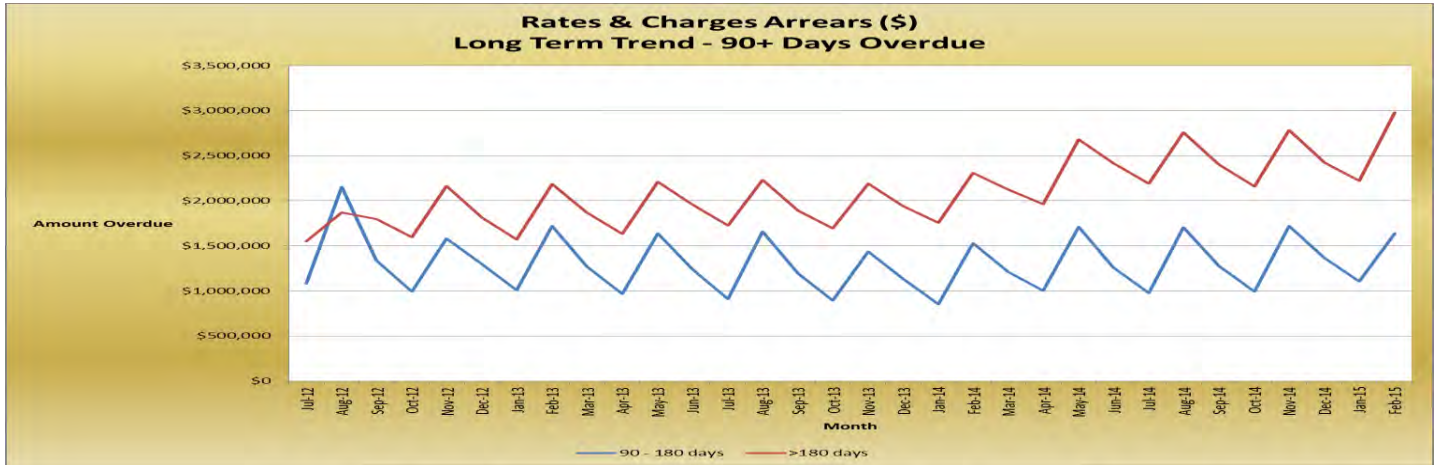
### Trend - January 2015 to February 2015

Total							Mainland						
Days Overdue	Jan-15	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance	Days Overdue	Jan-15	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance
<90	\$2,220,201	1.29%	\$4,701,593	2.73%	\$2,481,392	1.44%	<90	\$1,588,976	0.92%	\$3,619,036	2.10%	\$2,030,060	1.18%
90 - 180 days	\$1,107,221	0.64%	\$1,637,237	0.95%	\$530,017	0.31%	90 - 180 days	\$726,834	0.42%	\$1,149,235	0.67%	\$422,402	0.25%
>180 days	\$2,219,704	1.29%	\$2,980,979	1.73%	\$761,275	0.44%	>180 days	\$1,060,170	0.62%	\$1,548,870	0.90%	\$488,700	0.28%
<b>Total</b>	<b>\$5,547,126</b>	<b>3.22%</b>	<b>\$9,319,809</b>	<b>5.42%</b>	<b>\$3,772,684</b>	<b>2.20%</b>	<b>Total</b>	<b>\$3,375,979</b>	<b>1.96%</b>	<b>\$6,317,142</b>	<b>3.67%</b>	<b>\$2,941,163</b>	<b>1.71%</b>

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Jan-15	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance	Days Overdue	Jan-15	% Overdue	Feb-15	% Overdue	\$ Variance	% Variance
<90	\$90,314	0.05%	\$149,516	0.09%	\$59,202	0.03%	<90	\$540,912	0.31%	\$933,041	0.54%	\$392,130	0.23%
90 - 180 days	\$46,631	0.03%	\$64,990	0.04%	\$18,359	0.01%	90 - 180 days	\$333,756	0.19%	\$423,011	0.25%	\$89,256	0.05%
>180 days	\$58,704	0.03%	\$96,030	0.06%	\$37,326	0.02%	>180 days	\$1,100,830	0.64%	\$1,336,079	0.78%	\$235,249	0.14%
<b>Total</b>	<b>\$195,649</b>	<b>0.11%</b>	<b>\$310,536</b>	<b>0.18%</b>	<b>\$114,887</b>	<b>0.07%</b>	<b>Total</b>	<b>\$1,975,498</b>	<b>1.15%</b>	<b>\$2,692,132</b>	<b>1.57%</b>	<b>\$716,634</b>	<b>0.42%</b>








## 12. GLOSSARY

### Definition of Ratios

<b>Level of Dependence on General Rate Revenue:</b> <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Current Ratio:</b> <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<b>Debt Servicing Ratio:</b> <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Cash Balance - \$M:</b>	Cash Held at Period End
<b>Cash Capacity in Months:</b> <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<b>Debt to Asset Ratio:</b> <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<b>Operating Performance:</b> <i>This ratio provides an indication of Redland City Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
<b>Operating Surplus Ratio*:</b> <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<b>Net Financial Liabilities*:</b> <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<b>Interest Cover Ratio:</b> <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
<b>Asset Sustainability Ratio*:</b> <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Assets (Renewals)}}{\text{Depreciation Expenditure}}$
<b>Asset Consumption Ratio:</b> <i>The average proportion of 'as new' value remaining in the infrastructure assets. This ratio seeks to highlight the aged condition of our physical assets</i>	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

\* 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.

**11.1.2 APPOINTMENT OF COUNCILLORS TO AUDIT COMMITTEE****Objective Folder (fA36608):** Reports and Attachments (Archives)**Authorising/Responsible Officer:****Nick Clarke**  
**General Manager Organisational Services****Author:****Siggy Covill**  
**Group Manager Internal Audit**

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**PURPOSE**

The purpose of this report is to seek to appointments of Councillors to the Audit Committee.

**BACKGROUND**

The *Local Government Act 2009* requires Council to establish an Audit Committee. The *Local Government Regulation 2012* requires the Audit Committee to consist of at least 3 and no more than 6 members. At least one, but no more than two of those members are to be Councillors.

Council's Audit Committee Charter (Corporate POL-3008) states that the Audit Committee shall comprise two Councillors and two independent external appointees.

The term for the two Councillors on the Audit Committee has expired and new appointments or re-appointments need to be made.

The two external members of the Audit Committee have previously been appointed for a period of four years expiring 30 November 2016 and 30 November 2018 respectively.

**ISSUES**

It has been recent practice in the past to appoint the Mayor and the Councillor with relevant portfolio responsibilities (finance and audit) as members of the Audit Committee. At the Council meeting on 28 November 2012 Councillor Mark Edwards was appointed as Chair of the Audit Committee.

With the expiry of the term of their membership, and with twelve months remaining of the current term of Council, it may be prudent to re-appoint the Mayor and Cr Edwards in the same capacities to the Audit Committee.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

Requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* have been considered during the preparation of this report.

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**Risk Management**

Having experienced members on the Audit Committee reduces the risk and enhances the ability of all Councillors to discharge their legal responsibility to exercise due care, diligence and skill in relation to compliance with applicable laws and policy.

**Financial**

There are no financial implications as a result of this report.

**People**

There are no specific implications on people due to the content of this report.

**Environmental**

There are no environmental implications resulting from this report.

**Social**

There are no social implications as a result of this report.

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

Relationship to Corporate Plan: 8. Inclusive and ethical governance

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

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

**CONSULTATION**

Consultation has taken place with the current members of the Audit Committee.

**OPTIONS**

- 1 That Council accepts this report recommending the re-appointment of the Mayor as a member of the Audit Committee; and the Chairperson of Portfolio 1 – Office of the CEO, Councillor Mark Edwards, as a member and Chair of the Audit Committee.
- 2 That Council makes alternative appointments to these roles.

**OFFICER'S RECOMMENDATION**

**That Council resolves to:**

1. **Reappoint Mayor Karen Williams and Councillor Mark Edwards as members of the Audit Committee; and**
2. **Reappoint Councillor Mark Edwards the Audit Committee Chair.**

**11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)****ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 CORPORATE PLAN 2015-2020 – APPROVAL OF DRAFT PLAN FOR CONSULTATION**

**Objective Folder (fA36608):** Reports and Attachments (Archives)

**Attachment:** [Draft Corporate Plan 2015-2020](#)

**Authorising Officer:**



**Nick Clarke**  
**General Manager Organisational Services**

**Responsible Officer:**

**Luke Wallace**  
**Manager Corporate Governance**

**Author:**

**Lorraine Lee**  
**Senior Advisor Strategic & Community**

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**PURPOSE**

To seek Council approval of the draft Corporate Plan 2015-2020 for the purpose of public consultation.

**BACKGROUND**

The current corporate plan was adopted in 2010 and expires in June 2015. The *Local Government Act 2009* requires Council to adopt a five year Corporate Plan that incorporates community engagement. The Corporate Plan sets the direction for Council for the next five years.

Under the *Local Government Regulation 2012* Council is required to include the following contents in the Corporate Plan:

- outline of the strategic direction of Council
- performance indicators for measuring progress in achieving the vision for Redlands
- outline of the objectives, nature and extent of significant business activity of commercial business units

**ISSUES**

Council's next corporate plan specifies the organisation's direction for the next five years to 2020. It is the second corporate plan since the Redlands 2030 Community Plan was adopted in 2010. The draft Corporate Plan 2015-2020 aligns to the Community Plan, retaining the long term goals and eight existing outcome areas

- Healthy Natural Environment
- Green Living
- Embracing the Bay

- Quandamooka Country
- Wise Planning and Design
- Supportive and Vibrant Economy
- Strong and Connected Communities
- Inclusive and Ethical Governance.

The draft Corporate Plan 2015-2020 specifies priorities under each of the eight outcome areas, focusing on transformational outcomes and medium term objectives. Corporate Governance has worked closely with colleagues across the organisation to identify the most important strategic issues facing Council over the next five years.

Workshops with Councillors, senior managers and officers were held between June 2014 and December 2014, where participants contributed ideas and feedback used to prioritise issues.

Council officers also met with representatives from 13 external environment and community groups to verify issues identified through internal workshops and seek ideas. An online community survey was held from December 2014 to January 2015.

Following further discussions with officers, and another workshop with Councillors in February 2015, a draft Corporate Plan has been developed. The plan identifies key strategic outcomes and activities, business as usual activities and services that contribute to long term goals, responsible service areas and highlights of interest.

Based on officer feedback and a review of the current and revised new layout, the draft Corporate Plan will feature eight outcome areas mirroring exactly those specified in the Community Plan.

Outcome nine (An Efficient and Effective Organisation) which was included in the Corporate Plan 2020-2015 but is not in the Redlands 2030 Community Plan has been reviewed and is reflected in the new values and outcome eight (Inclusive and Ethical Governance).

In developing the draft Plan, Corporate Governance has engaged with officers in every department across Council. In addition to providing input into the important strategic issues facing the city, approximately 130 officers (15% of Council's entire workforce) attended workshops aimed at refreshing the organisation's vision, mission and values.

Structured exercises were used to draw input and feedback which was used as the foundation for developing new statements which are included in the new draft Corporate Plan.

Council's consultation processes have involved internal and external stakeholders. The process to date already exceeds the legislative requirements for the development of a corporate plan, a formal consultation allowing respondents to provide formal submissions is proposed from 27 March to 27 April 2015.

Following the consultation period, officers will carefully consider the responses and present a revised Corporate Plan, together with an analysis of the consultation results to Council in May this year.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The draft Corporate Plan has been developed in accordance with *Local Government Act 2009* and *Local Government Regulation 2012* stipulating the requirement of Council to adopt a five year Corporate Plan that incorporates community engagement and specific content.

### **Risk Management**

If the Plan is not approved for consultation, this would cause a delay to the process and may result in the plan not being finalised by the end of the financial year as required under the *Local Government Act 2009*.

### **Financial**

The draft Corporate Plan 2015-2020 sets the strategic direction for Council over the next five years. The annual budgets and operational plans will be developed from the direction set by the Corporate Plan.

### **People**

The draft Plan has been developed with input from officers in every department across Council. In addition to workshopping the important strategic issues facing the city, officers contributed towards refreshing Council's vision, mission and values.

Broad consultation with external groups has been conducted. Representatives from 13 environment and community groups attended meetings to identify and discuss key strategic issues for Redland City.

### **Environmental**

The draft Plan outlines Council's medium term strategic objectives to address significant environmental issues that have been identified through stakeholder consultation. Environmental issues are specified primarily through Plan outcomes 1: Healthy Natural Environment, 2: Green Living and 3: Embracing the Bay. Under each of these outcome areas, the draft Plan specifies five year objectives, key activities, Council documents and service areas dedicated towards managing various aspects of the environment. Environmental issues that are relevant to alternative outcome areas, such as wise planning and design, have been considered in the development of the draft Plan.

### **Social**

The most important social issues in the next five years for Council and the community have been identified and prioritised through stakeholder consultation and feature primarily under outcomes 4: Quandamooka Country and 7: Strong and Connected Communities in the draft Plan. Council's strategic objectives, key activities, documents and service areas dedicated to supporting the community are outlined. Social issues relevant to alternative outcome areas, such as supportive and vibrant economy and wise planning and design, have been considered in the development of the draft Plan.

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

The draft Corporate Plan has been developed in consultation with managers and officers to ensure that the Plan does not detract from and is firmly aligned with current Council policies and plans, including long term strategic plans such as the proposed Redland City Plan 2015 and Economic Development Framework.

The draft Plan includes a list of key current Council policies and plans under each of the eight outcome areas as these documents assist in guiding and delivering long term goals.

### **CONSULTATION**

Broad consultation has been conducted (June 2014 to February 2015) in order to develop this draft Corporate Plan including:

- internal meetings and four officer workshops specifically focusing on the environment, social/community, economy, governance/internal services
- six internal officer workshops regarding the corporate vision, mission and values
- six Councillor workshops regarding the vision, mission and values; environment, social/community, economy, governance/internal services, and priority issues
- stakeholder meetings with representatives from 13 environment and community groups
- online surveys via Council's website

If approved, the draft itself will be subject to public consultation until 27 April 2015. The consultation will be advertised in local newspapers, via Council's website and copies of the draft plan will be available in Council reception areas.

### **OPTIONS**

1. That Council approves the attached draft Corporate Plan 2015-2020, for the purpose of public consultation.
2. That Council approves the attached draft Corporate Plan 2015-2020, subject to amendments agreed at the meeting.

### **OFFICER'S RECOMMENDATION**

**That Council resolves to approve the attached draft Corporate Plan 2015-2020, for the purpose of public consultation.**

Redland City Council

# Draft Corporate Plan

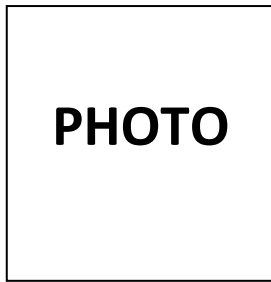
2015-2020



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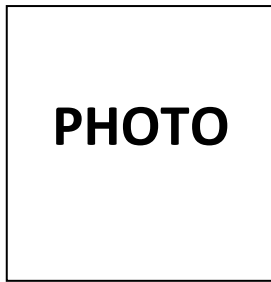
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Mayor's message



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CEO's message



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## Redland City: a snapshot of our community

### Our footprint

Population: 147,437\*

Area: 537 square km (200 km of coastline on mainland and islands)

The following statistical snapshot has been sourced from the Profile ID community profile for Redland City, based on the Australian Bureau of Statistics 2011 Census.

### How do we live?

- Couples with children 34.0%
- Couples without children 28.3%
- Living alone 19.2%
- One-parent families 11.0%
  
- Living in houses 68%
- Living in medium density housing 12%

### Who are we?

- 51% female
- 49% male
  
- Parents and homebuilders (35-49 years) 21.4%
- Older workers and young retirees (50-59 years) 14%
- Young workforce (25-34 years) 10.6%
- Empty nesters and retirees (60-69 years) 11%
- Primary schoolers (5-11 years) 9.5%

### Where do we come from?

- 73.5% were born in Australia
- 5.7% speak a language other than English
- 1.9% identify as Aboriginal or Torres Strait Islander

Of those us not born in Australia:

- 8.4% were born in the United Kingdom
- 5.5% were born in New Zealand
- 1.5% were born in South Africa

### What do we do?

- Have a job 94.6%
- Are unemployed 5.4%

In 2011 of the 35,470 people who worked in Redland City 27,241 or 76.8% also lived in the area.

### Our economy

Gross regional product: \$4.6 billion

Local jobs: 42,093

Largest industry: Retail

Local businesses: 11,271

Number of locals with jobs: 73,400

**Where are our jobs?**

Retail	15.4%
Health care and social assistance	14.6%
Construction	11.4%
Education and training	8.8%
Manufacturing	8.5%
Accommodation and food services	8.4%

In Redland City 18% of the population reported doing some form of voluntary work in 2011.

**How do we get to work?**

Car	65.8%
Work from home	4.6%
Walk	3.1%
Train	3.8%
Bus	3.0%

Source: <http://profile.id.com.au/redland>

*\* estimated 2013 population*

In 2014, of the 420 residents who participated in Council's Community Satisfaction Survey:  
- 97% agreed Redland City is a good place to live  
- 86% said they had a good sense of belonging and community spirit.

## Location

Nestled beside Moreton Bay, Redland City is located between Brisbane City, Logan City and the Gold Coast. It includes 12 mainland suburbs and six populated islands: North Stradbroke Island, the four Southern Moreton Bay Islands (Karragarra, Lamb, Macleay and Russell) and Coochiemudlo Island.

Our city is 29 km from the Brisbane CBD, 28 km from the Brisbane Airport and 25 km from the Port of Brisbane. It is serviced by bus and passenger rail, and with vehicle and passenger ferries servicing the islands from Cleveland, Victoria Point and Redland Bay.

Cleveland and Capalaba are the city's principal activity centres, with Victoria Point a major activity hub.

## Lifestyle and climate

The people of Redland City enjoy a relaxed coastal lifestyle and strong community values in an area rich in cultural and historic importance, surrounded by natural beauty.

Our city has a quality education and healthcare facilities, as well as excellent community centres, libraries, galleries, sports venues, parks and bushland areas.

Redland City offers a myriad of nature-based experiences, abundant wildlife, stunning islands, water-based activities, and safe swimming beaches in the shelter of Moreton Bay, as well as fascinating history, arts and culture, and a growing tourism sector.

## Climate

Redland City experiences a subtropical climate, characterised by high rainfall in summer and mild temperatures in winter.

## Cultural heritage

Redland City has a rich history encompassing the area's original inhabitants and European settlement. The Quandamooka People have lived on Minjerribah (also known as North Stradbroke Island) for tens of thousands of years. Quandamooka Country includes the waters and islands of central and southern Moreton Bay and the coastal land and streams between Brisbane and the Logan River. The Quandamooka People include the Noonuccal, Nughie and Gorenpul of Minjerribah.

## Council's history

- 1949 Redland Shire formed with the amalgamation of Tingalpa and Cleveland Shire Councils
- 1973 Southern Moreton Bay Islands (Karragarra, Lamb, Macleay, Russell) were incorporated into Redland Shire
- 2008 Name changed to Redland City as part of local government reform (no boundary change)

## About this Corporate Plan

### Purpose

A corporate plan is the key strategic document that guides how a council prioritises and delivers services, programs and facilities to its community.

In Queensland, every local government must produce a corporate plan under the *Local Government Act 2009*. We welcome the process and the resulting plan, as it provides a clear direction to help us make decisions about resources over the next five years.

Redland City Council's Corporate Plan 2015-2020 is the second five-year plan since the Redlands 2030 Community Plan was adopted in 2010. Like the Corporate Plan 2010-2015, this new plan reflects the eight key outcomes of the Community Plan:

- Healthy and natural environment
- Green living
- Embracing the bay
- Quandamooka Country
- Wise planning and design
- Supportive and vibrant economy
- Strong and connected communities
- Inclusive and ethical government.

The Corporate Plan guides how Council will direct planning and resources to these outcomes over the next five years. It informs our annual operational planning and budget, and provides us with a road map against which we can measure our performance (which we report in our Annual Report).

### The quadruple bottom line

Council remains committed to delivering a Corporate Plan that addresses the four principles of sustainability, known as the 'quadruple bottom line':

- environment
- social/community
- economic
- governance.

We always take into consideration the impact our decisions have on this quadruple bottom line.

### How we developed the plan

In talking with our staff and our community about this Corporate Plan, we asked the key question:

*'In the next five years, what can make the biggest difference and how can Council best serve the community?'*

### Looking at ourselves

Our first step was to engage with our staff and elected members through a series of workshops. This initial engagement helped identify and prioritise the challenges and opportunities Council faces in the next five years, relating to each of the eight outcome areas of the Redlands 2030 Community Plan.

**Seeking community input**

We then asked for feedback from our community and other stakeholders, through a series of meetings and online surveys.

From October 2014 to January 2015, we met with representatives from 13 environmental and community organisations. We listened to their perspectives on the most significant challenges facing Redland City over the next five years.

We then reviewed all community feedback in detail and took it into consideration when drafting the new Corporate Plan.

**New vision, mission and values**

As part of the development of this plan we also reviewed and renewed our corporate vision, mission and values. These articulate our long-term direction and define the culture of our organisation.

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## **Our vision**

Forward thinking, engaged and focused on enriching community lifestyles.

## **Our mission**

Make a difference, make it count.

## **Our values**

### **Customer service**

- We deliver on our commitments and provide excellent customer service.

### **One team**

- We co-operate and collaborate within and across teams.
- We support our people to perform at their best.

### **Accountability**

- We take ownership of our responsibilities.
- We are professional and ethical in all we do.

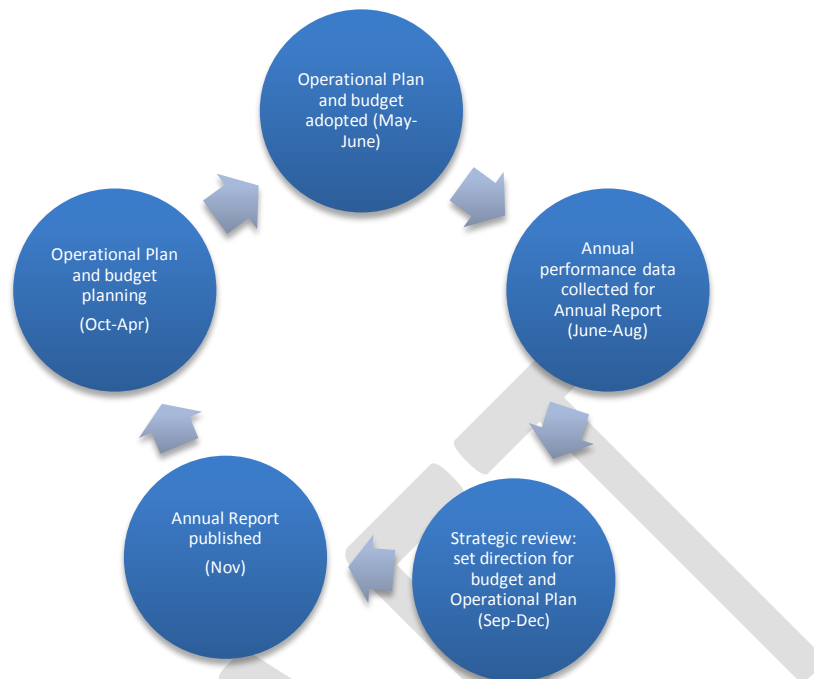
### **Growth**

- We challenge ourselves to deliver better value for money.
- We will be better tomorrow than we are today.

### **Communication**

- We are open, honest and constructive in all communications.

## Our annual strategic planning cycle



Each year, we review our performance, and our strategic and operational risks. This enables us to identify areas that need more attention or investment the following year. To do this, our Councillors and Executive Leadership Team review key strategies including:

- Redlands 2030 Community Plan
- Corporate Plan
- Long-term Asset Management Plan
- Long-term Financial Plan.

This review helps us make decisions about our annual operational plan and how we formulate our annual budget.

## 1. Healthy natural environment

**A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems, will thrive through our awareness, commitment and action in caring for the environment.**

### **Our outcomes by 2020**

- 1.1** Redland City's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.
- 1.2** Threatened species are maintained and protected, including the vulnerable koala species.
- 1.3** Community and private landholder stewardship of natural assets increases.
- 1.4** Visitors' experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

### **Our performance indicators**

- Annual regional and local report card on health of waterways
- The number of volunteers and hours spent caring for natural assets
- Participation in fauna monitoring, protection, rescue and recovery programs
- The number of enhancement projects completed each year to improve access, safety and comfort for visitors

### **Our commitment**

- Undertake ecological restoration activities on Council-owned and managed lands
- Deliver education extension programs in land conservation and waterways management
- Implement programs to reduce sediments and nutrients in waterways
- Manage critical habitat for threatened species
- Coordinate community response to wildlife management issues

### **Key Council documents**

- Conservation Lands Management Strategy 2010-15
- Redland Open Space Strategy 2026
- Pest Management Plan 2012-16
- Waterway Recovery Strategy and Action Plan 2013-18

### **Key Council service areas**

- Environment and Education

- Parks and Conservation
- Redland Water
- Engineering and Environment
- Strategic Planning
- Roads, Transport and Marine
- Health and Environment

**Did you know?**

- More than 1,700 native species of plants and animals have been recorded in Redland City.
- Redland City has one of Australia's largest populations of urban koalas.
- Council's Bushcare program has been operating for 20 years.
- Every year, more than 500 Redlands volunteers plant around 15,000 trees and other plants.
- Council manages around 10,000 ha of conservation land, funded through the environmental levy.
- Redlands IndigiScapes helps the community care for our natural environment through programs including Land for Wildlife, Rural Support, Your Backyard Garden, Waterways Extension, Voluntary Conservation Agreements and Koala Conservation Agreements.

## 2. Green living

**Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.**

### **Our outcomes by 2020**

- 2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues.
- 2.2 Sustainable building design (for example, including solar panels and water tanks) is supported through education and advocacy.
- 2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration.
- 2.4 Council and the community actively recycle and reduce waste.
- 2.5 Traffic congestion is reduced by increased use of other transport options through improved pedestrian pathways, cycleways and public transport.

### **Our performance indicators**

- Annual corporate greenhouse gas emissions
- Number of buildings that incorporate sustainable building design
- Council's resource recovery rate (percentage recycled)
- Kilometres of pedestrian pathways and cycleways

### **Our commitment**

- Take a leadership role in reducing Redland City's emissions and carbon footprint
- Provide community education to encourage sustainable building design and alternative energy usage
- Reduce the environmental impacts of Council's waste collection and resource recovery operations
- Partner with the community in diverting and minimising waste
- Continue to expand the pedestrian pathway and cycleway network
- Advocate for improved access to innovative and high quality public transport services

### **Key Council documents**

- Confronting our Climate Future 2030
- Redland City Council Sustainable Resources from Waste Plan 2010-2020
- Redland City Plan 2015

### **Key Council service areas**

- Environment and Education
- Strong Communities
- RedWaste
- Traffic and Transport
- Engineering and Environment
- Strategic Planning
- Infrastructure Planning
- Planning Assessment
- Fleet Services

### **Did you know?**

- More than 40,000 people visit The Redlands IndigiScapes Centre every year.
- Council manages 481 km of footpaths and cycleways.
- More than 120,000 tonnes of waste is managed at Council's waste facilities each year.
- Around 59,200 tonnes of material is recycled in Redland City each year at Council waste facilities.
- Every year, Council officers make more than 65 school visits, educating students about recycling, litter prevention, composting, worm farming and ways to reduce waste.

### 3. Embracing the bay

The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated.

#### Our outcomes by 2020

- 3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values.
- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.
- 3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather.
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.
- 3.5 Priority Development Areas support equitable outcomes for island residents, such as access to transport and facilities.

#### Our performance indicators

- Annual local and regional waterway health rating
- Quality of life data for island communities (ABS SEIFA index)
- Implementation of the Local Disaster Management Plan
- Number of new bay access points for low impact recreational activities
- Implementation of Priority Development Areas

#### Our commitment

- Engage in research activities to protect and restore the values of the bay
- Plan, provide and advocate for essential social infrastructure and appropriate development opportunities for the islands and foreshores
- Implement recommendations of Confronting Our Climate Future: A Strategy to 2030 for Redlands City
- Improve access to the bay for environmentally sensitive recreation activities
- Oversee the management of Redland City's Priority Development Areas

#### Key Council documents

- Conservation Land Management Strategy 2010-15
- Redland Open Space Strategy 2026
- Waterway Recovery Strategy and Action Plan 2013-18
- Redland City Plan 2015
- Redland City Disaster Management Plan

### **Key Council service areas**

- Strengthening Communities
- Sport and Facilities
- Redland Water
- Redwaste
- Strategic Planning
- Infrastructure Planning
- Marine Infrastructure
- Traffic and Transport
- Priority Development
- Disaster Planning and Operations
- Public Place Projects

### **Did you know?**

- Council manages 220 km of coastal foreshore.
- Every year, Council removes around 18 tonnes of rubbish, 216 tonnes of sediment and 45 tonnes of organic material from stormwater drains.
- Council manages more than 100 stormwater outlets to the bay on the mainland.



## 4. Quandamooka Country

**The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka Country.**

### **Our outcomes by 2020**

- 4.1** Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.
- 4.2** Council and the community's respect and understanding of the Quandamooka peoples' relationship with their traditional land and waters continue to improve.
- 4.3** Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.
- 4.4** Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerriba) as a global ecotourism destination.

### **Our performance indicators**

- Effectiveness of Council's cultural awareness and heritage training
- Community understanding of the Quandamooka peoples' relationship with their traditional land and waters
- Council's progress with implementing the ILUA
- Visitation numbers and quality of experiences on North Stradbroke Island (Minjerriba)

### **Our commitment**

- Acknowledge local Aboriginal people by formally recognising Traditional Owners in Council ceremonies and developing culturally appropriate meeting protocols
- Promote traditional knowledge and increase the profile of Aboriginal heritage through signage and cultural, tourism and community events
- Allocate adequate budget and deliver Council's commitments under the ILUA
- Engage with Traditional Owners regarding tourism opportunities through the North Stradbroke Island Economic Transition Group and Redland City's Economic Development Framework

### **Key Council documents**

- Indigenous Land Use Agreement between the Quandamooka Yoolooburrabee Aboriginal Corporation and Redland City Council
- Redland City Economic Development Framework

- Quandamooka Aboriginal Community Plan
- North Stradbroke Island Economic Transition Group

### **Key Council service areas**

- Aboriginal Partnerships
- Creative Arts
- Strengthening Communities
- Communications, Engagement and Tourism

### **Did you know?**

- As part of NAIDOC Week 2014, Council created an honour roll acknowledging Aboriginal service men and women for the first time and displayed rare war memorabilia.
- Council's collaboration with stakeholders ensured community participation and involvement in key theatre productions, 'Black Diggers' and 'Out of the Attic'.
- Council is one of the first local governments in Queensland to engage Traditional Owners in helping develop and implement Aboriginal Cultural Heritage training for key staff.
- For International Women's Day 2014, Council hosted an inaugural event celebrating the contribution of women as pioneers and leaders in the Quandamooka community.

## 5. Wise planning and design

**We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine the limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.**

### **Our outcomes by 2020**

- 5.1** Growth and development in the city is sustainably managed through the adoption and implementation of the City Plan and Local Government Infrastructure Plan.
- 5.2** Redland City's character and liveability is enhanced through a program of planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Priority Development Area and Cleveland Hospital precinct projects to build a strong and connected Cleveland.
- 5.3** An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.
- 5.4** Regional collaboration and targeted advocacy drives external funding for key infrastructure upgrades and enhanced community outcomes.

### **Our performance indicators**

- Implementation of the City Plan and Local Government Infrastructure Plan (and subsequent twice-year reviews)
- Development is consistent with legislation, best practice and community expectations, guided by relevant plans and strategies
- Council meets or improves on Integrated Development Assessment System timeframes
- Levels of participation in regional collaboration and on advisory groups

### **Our commitment**

- Finalise and adopt the new Redlands Planning Scheme and prepare and adopt a new Local Government Infrastructure Plan
- Continue Council's ongoing program of centre activity planning, place-making and centre improvement strategies and undertake integrated master planning of Cleveland centre, including Cleveland central business district, Toondah Harbour Priority Development Area, Cleveland Hospital and employment precincts
- Review and simplify assessment processes to reduce development transaction times and costs
- Collaborate regionally on growth management, including land use, transport and infrastructure planning, costing and delivery

### **Key Council documents**

- Redlands Housing Strategy 2011-31
- Redland Open Space Strategy 2026
- Redland City Plan 2015
- Local Government Infrastructure Plan
- Toondah Harbour Priority Development Area Development Scheme May 2014

### **Key Council service areas**

- Planning Assessment
- Engineering and Environment
- Design and Coordination
- Infrastructure Planning
- Building and Plumbing
- Strategic Planning
- Planning Scheme Review
- Priority Development
- Strategic Economic Development

### **Did you know?**

- Redland City's population is expected to increase by 50,000 people in the next 25 years.
- State Government projections require that Council must plan for additional 26,000 homes and 28,000 jobs by 2041, to support that expected growth.
- Future population growth will be primarily accommodated within the urban footprint identified in 2009-2031 South East Queensland Regional Plan.
- The urban footprint covers 26% of the city (51% of the mainland).

## 6. Supportive and vibrant economy

**Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.**

### **Our outcomes by 2020**

- 6.1** Council supports infrastructure that encourages business and tourism growth.
- 6.2** Redland City delivers events, activities and performances that bring economic and social benefits to the community.
- 6.3** Council's involvement in the state government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island ([Minjerrabah](#)).
- 6.4** Council receives a return on the community's investment in land to enhance economic and community outcomes.
- 6.5** Growth in key sectors identified in Council's economic development framework is supported through the development and implementation of action plans by the Economic Development Advisory Board.

### **Our performance indicators**

- Employment growth and tourism numbers
- Attendance numbers and economic return at events across the city
- Implementation of the early actions and future strategic directions from the North Stradbroke Island Economic Transition Strategy
- Number of sites developed by Redland Investment Corporation for commercial and community benefits
- Number of action plans developed by the industry economic advisory board

### **Our commitment**

- Develop a new Tourism Strategy for the city, including marketing and communication activities, education for operators and visitor services
- Develop a new Events Strategy that delivers a balanced and sustainable calendar of events running annually across the city
- Continue to work with Quandamooka Yoolooburrabee Aboriginal Corporation, local business groups and relevant government agencies to deliver on priority issues
- Identify opportunities to partner with the private sector to develop and commercialise sites and provide community infrastructure
- Establish and support the Economic Development Advisory Board

### **Key Council documents**

- Redland City Economic Development Framework 2014-2041
- Redland City Centres and Employment Strategy
- Redland Investment Corporation Property Company Structure
- Redland City Plan 2015
- Redland Open Space Strategy 2012 – 2016

### **Key Council service areas**

- Strategic Economic Development
- Communication, Engagement and Tourism
- Strategic Planning
- Infrastructure Planning
- Creative Arts
- Strengthening Communities
- Priority Development
- Planning Scheme Review
- Redland Investment Corporation

### **Did you know?**

- More than 46,700 people attended 182 events at the Redlands Performing Arts Centre (RPAC) in 2014.
- Of those events, 93 were community-based.
- In 2014 more than 31,000 people visited the Visitor Information Centre at IndigiScapes in Capalaba.
- Council managed 29 corporate events in 2014, engaging 22,000 residents and stakeholders.

## 7. Strong and connected communities

**Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.**

### **Our outcomes by 2020**

- 7.1** Festivals, events and activities are age-friendly and bring together and support greater connectivity between cross-sections of the community.
- 7.2** Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting and recreational activities.
- 7.3** Council's engagement with community issues and needs provides timely opportunities to pursue grants and partnerships that provide long-term benefits.
- 7.4** Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape and engage and recruit volunteers for Council projects.
- 7.5** The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

### **Our performance indicators**

- Community satisfaction with Council's events calendar (measured by a biennial survey)
- Number of community groups with leases/permits for Council facilities
- Number of strategic partnerships formed and number of successful grant applications
- Number of volunteers and hours donated towards Council projects
- Implementation of Redlands Local Disaster Management Plan

### **Our commitment**

- Develop an age-friendly community events strategy
- Support community groups, including arts and cultural groups and sport and recreation groups, by helping them develop skills including networking, governance, engaging volunteers and business management
- Advocate on behalf of and support community groups to secure external funding streams
- Develop a volunteering policy, corporate process and guidelines to better support volunteers
- Continue to foster community resilience and coordinate the community's response to disaster events

### **Key Council documents**

- Ageing Well in the Redlands Strategy
- Redland Community Physical Activity Strategy
- Redland Open Space Strategy 2012 – 2016
- Strong Communities Policy
- Our City Our Culture Management Plan 2008-2018
- Redland City Disaster Management Plan
- Cultural Policy
- Community Safety Policy
- Child and Youth Friendly Redlands Policy
- Community Halls: Strategic Development Plan for Community Facilities

### **Key Council service areas**

- Strengthening Communities
- Sport and Facilities
- Strong Communities
- Disaster Planning and Operations
- Creative Arts
- Library Services
- Communication, Engagement and Tourism
- Health and Environment

### **Did you know?**

- Redland Art Gallery had more than 35,700 visitors in 2014, including 61 exhibition openings, event workshops and activities.
- In 2014, Council provided more than \$575,000 grant funding to 71 community organisations and groups, as well as \$125,000 sponsorship funding to deliver 30 community events.
- In 2014 more than 3,060 clients were supported through Council's Home Assist Secure Program.
- In 2014, Council's eight libraries (mainland, island and mobile) were accessed 716,139 times in person, and 88,917 times online.
- 1,311,095 items were issued in 2014, and 52,003 e-resources were downloaded via the virtual library.



- Council delivered Australia's first online suburb-by-suburb disaster management plan in 2014.

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## 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.**

### 2020 outcomes

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

### Our performance indicators

- Customer satisfaction with Council's e-services/online services through Council's Community Satisfaction Survey
- Financial Strategy key performance indicators including measures of sustainability
- Queensland Treasury Corporation independent reviews
- Corporate Plan implementation is effectively tracked and performance reported
- Individual performance is effectively managed through Council's MyGoals process
- Community satisfaction with communications and engagement activities

### Our commitment

- Enhance the online customer interface to offer more services electronically
- Ensure Asset and Service Management Plans are best practice and implemented across Council
- Implement and monitor implementation of the new Corporate Plan
- Support employees by providing clear direction and , extensive training, including in the use of new technology
- Implement the Community Engagement Policy

### **Key Council documents**

- Redland City Council Financial Strategy
- Information Management Strategy
- Human Resource Management Policy
- Workplace Health and Safety Policy
- Community Engagement Policy
- Communications Policy
- Corporate Performance Management Policy

### **Key Council service areas**

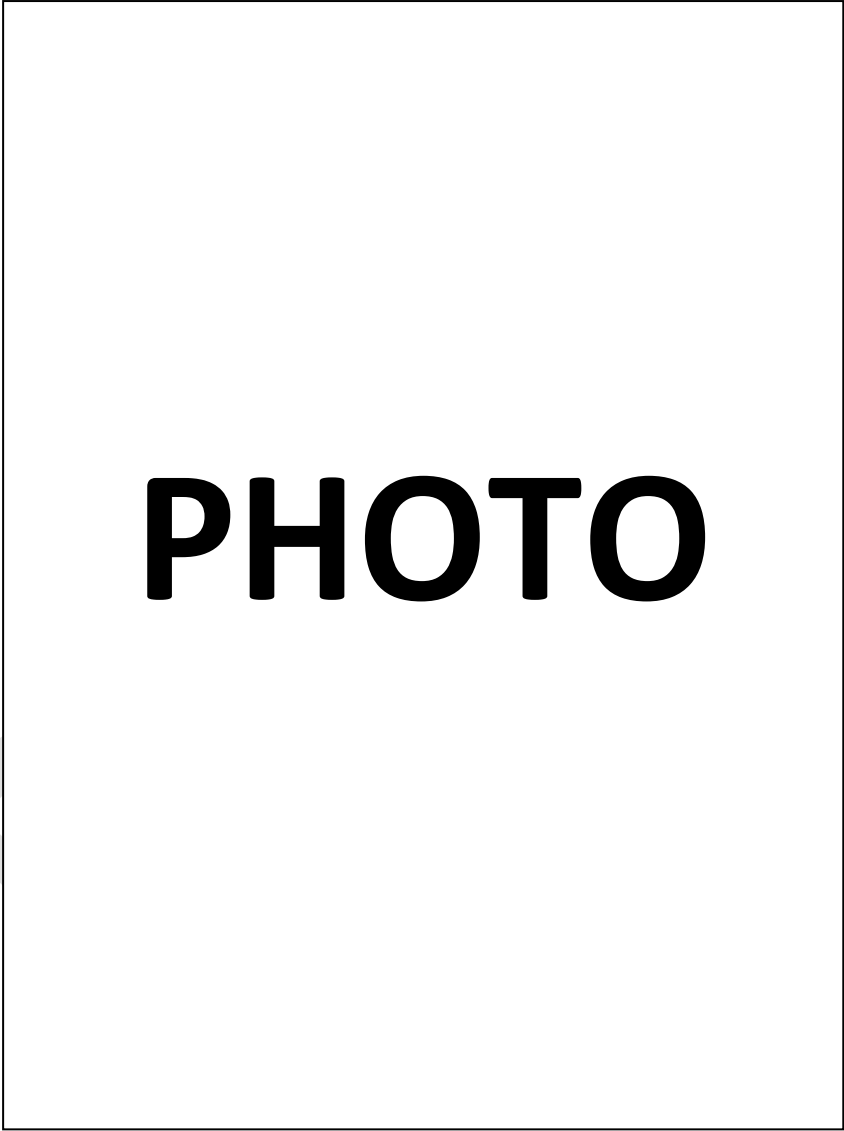
- Information Management
- Human Relations
- Corporate Governance
- General Counsel
- Communication, Engagement and Tourism
- Internal Audit
- Financial Services
- Customer Services
- Business Transformation
- Executive Office

### **Did you know?**

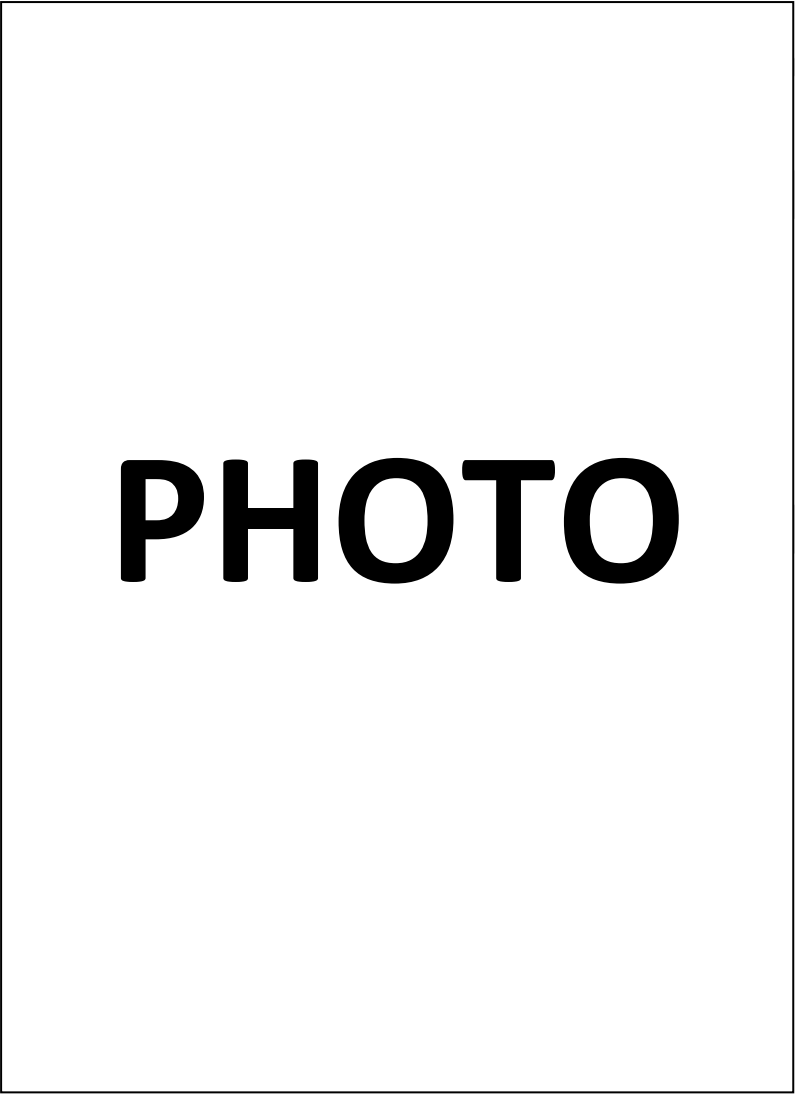
- Redland City Council employs approximately 980 people.
- In 2014, Council delivered face to face customer service to over 37,000 customers and answered 112,766 calls in the Contact Centre with over 90% of calls being answered within 20 seconds.
- In 2014, Council created 566 public posts on Facebook that reached a total of 1.6 million people and by the end of December 2014 we had 8,159 Facebook followers.
- In 2014, we had 2,827 twitter followers and sent 1,074 tweets.
- Over half Redland City residents surveyed agreed they have had the opportunity to have their say on key decisions.

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Elected Members



Executive Leadership Team



## Appendices

**Appendix 1 Redland Water**

**Appendix 2 Redwaste**

### Commercialised Business Units

In accordance with the Local Government Regulation 2012 Section 166 c (i) and (ii), Council's Corporate Plan is required to contain the following information in relation to its commercial business units:

- An outline of the objectives of the commercial business unit ; and
- An outline of the nature and extent of the significant business activity the commercial business unit will conduct.

## Appendix 1 Commercialised Business Unit – Redland Water

### Objectives

Redland Water’s primary objective is to provide safe drinking water and wastewater collection, treatment, reuse and disposal whilst:

1. Meeting Redland Water Customer Service Standards and the Customer Water and Wastewater code
2. Protecting the health and safety of its workers and the community
3. Preventing adverse impacts on the natural environment and the community.

### Significant Business Activity

Redland Water provides the following services to achieve its primary objective:

- Provide a continuous supply of clean drinking water at an adequate pressure and flow rate for household and business needs
- Collect, treat and dispose of wastewater in accordance with our environmental obligations
- The planning, construction and maintenance of infrastructure and assets.



## Appendix 2 Commercialised Business Unit – Redwaste

### Objectives

The primary objective of RedWaste, Council's waste management unit, is to responsibly manage, collect and dispose of waste generated within the city through Council's kerbside collection service, the operation and maintenance of transfer stations and deliver on Council's waste strategy targets for waste reduction, resource recovery and waste education whilst:

1. Reducing waste and increasing resource recovery as per Council's Sustainable Resources from Waste Plan 2010-20
2. Protecting the health and safety of its workers and the community
3. Preventing adverse impacts on the natural environment and the community.

### Significant Business Activity

RedWaste provides the following services to achieve its primary objectives;

- Cost-effective and environmentally responsible waste management services
- Ensuring compliance with all appropriate standards and procedures for the storage, transport, treatment and disposal of contract solid wastes
- Ensuring community access to information relating to reducing waste and increasing resource recovery.

**11.3 PORTFOLIO 3 (CR JULIE TALTY)****CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3**

**Objective Folder (fA36608):** Reports and Attachments (Archive)

**Attachment:** [Decisions Made Under Delegated Authority 22-02-15 to 07-03-15](#)

**Authorising Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

**Responsible Officer**

**David Jeanes**  
**Group Manager City Planning & Assessment**

**Author:**

**Jill Driscoll**  
**Group Support Officer**

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**PURPOSE**

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

**BACKGROUND**

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under:-

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable

applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting Development for a decision.

#### **OFFICER'S RECOMMENDATION**

**That Council resolves to note this report.**

**DECISIONS MADE UNDER DELEGATED AUTHORITY 22.02.2015 TO 28.02.2015**

<b>Application</b>	<b>Description</b>	<b>Category</b>	<b>Property Address</b>	<b>Application Type</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Division</b>
<b>CATEGORY 1</b>							
BWP002775	Design & Siting-Dwelling House	Category1	67A Bay Street, Cleveland QLD 4163	DEC060	27/02/2015	Approved	3
BWP002776	Design & Siting-Dwelling House	Category1	65 Bay Street, Cleveland QLD 4163	DEC060	27/02/2015	Approved	3
BWP002644	Design & Siting - Garage	Category1	11 Jeanne Drive, Victoria Point QLD 4165	DEC060	27/02/2015	Approved	4
BWP002772	Design and Siting - Domestic Additions	Category1	87 Link Road, Victoria Point QLD 4165	DEC060	26/02/2015	Approved	4
BWP002773	Design and Siting - Dwelling House	Category1	6 Williams Street, Coochiemudlo Island QLD 4184	DEC060	27/02/2015	Approved	4

Application	Description	Category	Property Address	Application Type	Decision Date	Decision	Division
BWP002778	Design & Siting - Setbacks	Category1	3 Barron Street, Victoria Point QLD 4165	DEC060	25/02/2015	Approved	4
BWP002770	Design and Siting - Dwelling House	Category1	10 Willis Close, Redland Bay QLD 4165	DEC060	25/02/2015	Approved	5
BWP002774	Design & Siting- Domestic Additions & Shed	Category1	6 Fiji Street, Russell Island QLD 4184	DEC060	27/02/2015	Approved	5
BWP002702	Design & Siting - Roofed Patio and Shed	Category1	35 Whipbird Circuit, Victoria Point QLD 4165	Permissible Change	27/02/2015	Development Permit	6
ROL005882	Standard Format 1 into 2 lots	Category1	23 Magnetic Place, Redland Bay QLD 4165	DEC060	27/02/2015	Compliance Permit	6

Application	Description	Category	Property Address	Application Type	Decision Date	Decision	Division
BWP002771	Design and Siting - Dwelling House	Category1	43 Unwin Road, Redland Bay QLD 4165	DEC060	26/02/2015	Approved	6
BWP002754	Design & Siting- Dwelling House x 8	Category1	451 Redland Bay Road, Capalaba QLD 4157	DEC060	27/02/2015	Approved	7
OPW001791	Advertising Device	Category1	135-141 Redland Bay Road, Capalaba QLD 4157	DEC060	25/02/2015	Development Permit	9
MCU013402	Dwelling House	Category1	41 David Street, Thorneside QLD 4158	DEC060	26/02/2015	Development Permit	10
BWP002768	Design and Siting - Shed	Category1	3 Goodenia Court, Birkdale QLD 4159	DEC060	24/02/2015	Approved	10
CATEGORY 2							

Application	Description	Category	Property Address	Application Type	Decision Date	Decision	Division
SB005502	Standard Format 1 into 2 Lots	Category2	26 Base Street, Victoria Point QLD 4165	Extension to Relevant Period	25/02/2015	Approved	4

**Decisions Made Under Delegated Authority 01.03.2015 to 7.03.2015**

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
<b>Category 1</b>								
MCU013424	Home Business - ADA	Category1	Peter James Smallwood	241-245 Panorama Drive, Thornlands QLD 4164	Code Assessment	06/03/2015	Development Permit	3
ROL005865	Standard Format - 1 into 2	Category1	Phillip Charles Bugeja	1 Base Street, Victoria Point QLD 4165	Code Assessment	04/03/2015	Development Permit	4
ROL005866	Standard Format - 1 into 2 lots	Category1	Phillip Charles Bugeja	3 Base Street, Victoria Point QLD 4165	Code Assessment	04/03/2015	Development Permit	4
MCU013426	Home Business - ADA	Category1	Elaine Louise & Stuart James Ansell	30 Pin Oak Crescent, Victoria Point QLD 4165	Code Assessment	06/03/2015	Development Permit	4
MCU013236	Child Care Centre	Category1	Sun and Sand Educational Playhouse	12 Tathra Court, Redland Bay QLD 4165	Impact Assessment	05/03/2015	Development Permit	5
BWP002783	Design and Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	97 Balthazar Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	04/03/2015	Approved	6
BWP002777	Design and Siting - Outbuilding	Category1	Reliable Certification Services	30 Prince Of Wales Parade, Alexandra Hills QLD 4161	Concurrence Agency Response	03/03/2015	Approved	8
BWP002710	Building Over or Near Relevant Infrastructure - Silo	Category1	Matrix Certification Services Pty Ltd	31 Neumann Road, Capalaba QLD 4157	Concurrence Agency Response	02/03/2015	Approved	9
ROL005881	Standard Format: 1 into 2	Category1	East Coast Surveys Pty Ltd	177 Mount Cotton Road, Capalaba QLD 4157	Code Assessment	03/03/2015	Development Permit	9



Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
OPW001799	Operational Works - Mckenzie Aged Care - Additional Footpath (Relates to OPW001748 and MC011764)	Category1	Andrew Robert Frater	264 Old Cleveland Road East, Capalaba QLD 4157	Compliance Assessment2	02/03/2015	Approved	9
BWP002782	Retaining Wall	Category1	Clint Michael Watkins	6 St Peters Court, Capalaba QLD 4157	Code Assessment	06/03/2015	Development Permit	9
BWP002779	Design & Siting- Dwelling House	Category1	Clarendon Homes Qld Pty Ltd	3 Sammys Place, Birkdale QLD 4159	Concurrence Agency Response	02/03/2015	Approved	10
<b>Category 2</b>								
OPW001803	Operational - Multiple Dwelling x 6	Category2	HCE Engineers	20 Boat Street, Victoria Point QLD 4165	Compliance Assessment3	04/03/2015	Compliance Certificate	4
OPW001592.5A	ERA 1 into 8 Lots - Follow on from Stage 5	Category2	Sheehy & Partners Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	06/03/2015	Development Permit	7

**11.3.2 APPEALS LIST CURRENT AS AT 10 MARCH 2015****Objective Folder (fA36608): Reports and Attachments (Archives)****Authorising Officer:****Louise Rusan  
General Manager Community & Customer  
Services****Responsible Officer:****David Jeanes  
Group Manager City Planning & Assessment****Author:****Chris Vize  
Service Manager Planning Assessment**

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**PURPOSE**

The purpose of this report is for Council to note the current appeals.

**BACKGROUND**

Information on appeals may be found as follows:

**1. Planning and Environment Court**

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/qjudgment/>

**2. Department of State Development, Infrastructure and Planning (SDIP)**

The DSDIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
  - Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.
-

**ISSUES**

<b>1.</b>	<b>File Number:</b>	Appeal 1963 of 2009 (MC010715)
<b>Applicant:</b>		<b>JT George Nominees P/L</b>
<b>Application Details:</b>		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		The appellant has submitted amended plans that are considered a minor change to the application. Council and other parties are currently considering the amended plans. The matter has been adjourned to 27 March 2015.

<b>2.</b>	<b>File Number:</b>	Appeal 2675 of 2009. (MC010624)
<b>Applicant:</b>		<b>L M Wigan</b>
<b>Application Details:</b>		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		The appellant has submitted amended plans that are considered a minor change to the application. The matter has been adjourned to 18 March 2015.

<b>3.</b>	<b>File Number:</b>	Appeal 4521 of 2013 (MCU012995)
<b>Applicant:</b>		<b>D Polzi and ML Polzi</b>
<b>Application Details:</b>		Material Change of Use for a Landscape Supply Depot.
<b>Appeal Details:</b>		Submitter appeal against development permit approval.
<b>Current Status:</b>		Listed for review 4 June 2015.

<b>4.</b>	<b>File Number:</b>	Appeal 4564 of 2013 (ROL005669)
<b>Applicant:</b>		<b>Ausbuid Projects Pty Ltd</b>
<b>Application Details:</b>		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses).
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Adjourned until 9 April 2015.

<b>5.</b>	<b>File Number:</b>	Appeal 1760 of 2014 (ROL005698)
<b>Applicant:</b>		<b>Ausbuid Pty Ltd</b>
<b>Application Details:</b>		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses).
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Matter taken to the general meeting of 10 December and is now adjourned to 11 March 2015 to allow parties to undertake the identified actions.

<b>6.</b>	<b>File Number:</b>	Appeal 4802 of 2014 (OPW001288)
<b>Applicant:</b>		<b>Birkdale Flowers Pty Ltd</b>
<b>Application Details:</b>		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
<b>Appeal Details:</b>		Originating application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
<b>Current Status:</b>		The parties attended a without prejudice mediation in March 2015 to discuss the matter.

<b>7.</b>	<b>File Number:</b>	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
<b>Applicant:</b>		<b>Villa World Development Pty Ltd</b>
<b>Application Details:</b>		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
<b>Appeal Details:</b>		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
<b>Current Status:</b>		Parties are to attend a without prejudice mediation on or before 13 March 2015.

<b>8.</b>	<b>File Number:</b>	Appeal 702/15 (MCU013304)
<b>Applicant:</b>		<b>E De Graeve-Brennan and G De Graeve-Brennan</b>
<b>Application Details:</b>		Material Change of Use for Multiple Dwelling (9 units) 578 & 580 Main Road, Wellington Point
<b>Appeal Details:</b>		Submitter appeal against development approval.
<b>Current Status:</b>		Appeal filed 23 February 2015.

<b>9.</b>	<b>File Number:</b>	Appeal 795/15 (MCU013316)
<b>Applicant:</b>		<b>James Tovey Wilson</b>
<b>Application Details:</b>		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
<b>Appeal Details:</b>		Submitter appeal against development approval.
<b>Current Status:</b>		Appeal filed 27 February 2015.

#### **OFFICER'S RECOMMENDATION**

**That Council resolves to note this report.**

### 11.3.3 REQUEST TO CHANGE DEVELOPMENT APPROVAL AND REQUEST TO EXTEND THE RELEVANT PERIOD 54-58 MOUNT COTTON ROAD CAPALABA - MC011532

Objective Folder (fA36608): Reports and Attachments (Archives)

Attachments: [MC011532 Attachments 1-4 Site and Elevations Plans, Zone, Locality and Aerial Maps](#)

Authorising Officer:



**Louise Rusan**  
General Manager Community & Customer Services

Responsible Officer:

**David Jeanes**  
Group Manager City Planning and Assessment

Author:

**Eskinder Ukubamichael**  
Planning Officer

#### PURPOSE

<b>Application Type</b>	Request to Change Development Approval and Request to Extend Relevant Period
<b>Approved Use</b>	Apartment Building (271 units)
<b>Property Description</b>	Lot 500 on SP235728
<b>Location</b>	54-58 Mount Cotton Road Capalaba QLD 4157
<b>Land Area</b>	13650.0m <sup>2</sup>
<b>Zoning</b>	MDR - Medium Density Residential - SubArea MDR1
<b>Overlays</b>	Acid Sulfate Soils Overlay Road and Rail Noise Impact Overlay
<b>No. of Public Submissions</b>	N/A
<b>Applicant</b>	Wolter Consulting Group
<b>Land Owner</b>	LM Capalaba Pty Ltd
<b>Date of Receipt of Request</b>	24/07/2014
<b>Statutory Decision Date</b>	12/02/2015
<b>Assessment Manager</b>	Eskinder Ukubamichael
<b>Manager</b>	David Jeanes
<b>Officers Recommendation</b>	Approval

A decision notice was issued by Council granting a Development Permit on 17 November 2009 for a Material Change of Use for Apartment Building (271 units) on land at 54-58 Mount Cotton Road Capalaba. The applicant has now lodged a Request to Change Development Approval as follows:

- Change in unit design and configuration for Buildings A and B;
- Change the design of metal screens and remove screens that are not visible from Moreton Bay Road;
- Change in building facade and external details for Buildings A and B;

- Removal of rooftop gardens for Buildings A and B; and
- Proposed access to Mount Cotton Road.

The key issues identified in the assessment are:

- Communal open space provision;
- Building design; and
- Safe access to Mount Cotton Road.

The issues described above have been addressed in the report. It is recommended that the changes be approved.

The applicant has additionally lodged a Request to Extend the Relevant Period by an additional period of three (3) years. The application has been assessed against the relevant planning instruments and is considered to comply. It is therefore recommended that the request be approved.

## **BACKGROUND**

- A development permit for a Material Change of Use for Multiple Dwelling (52 units) on the land at 56-58 Mount Cotton Road was granted by the Development Assessment Committee on 4 May 2004. This approval was not been fully acted upon.
- A decision notice was issued by Council granting a Development Permit on 17 November 2009 for a Material Change of Use for Apartment Buildings (271 units) on land at 54-58 Mount Cotton Road Capalaba. Since then, the following main events have occurred in relation to this approval:
  - A request to change development approval involving changes to the infrastructure contribution conditions to require payment prior to final building works approval (rather than prior to operational works approval) was approved on 17 November 2010.
  - Endorsement of survey of plan for amalgamation of lots Lot 25 on SP111409, Lot 13 on SP111409 and Lot 500 on SP235728 was issued on 16 December 2010.
  - Operational Works for Apartment Buildings (271 units) were approved and construction has commenced.

## **ISSUES**

### **DEVELOPMENT PROPOSAL AND SITE DESCRIPTION**

#### **Proposal**

The requested change involves:

- Change the design of metal screens and remove screens that are not visible from Moreton Bay Road;
- Change in unit design and configuration for Buildings A and B;
- Change in building facade and external details for Buildings A and B;
- Removal of rooftop gardens for Buildings A and B;
- Proposed access to Mount Cotton Road; and

- The application was approved with a relevant period of five (5) years. The Applicant has requested an extension of three (3) years to this relevant period.

### **Site & Locality**

The site contains a dwelling house fronting Mount Cotton Road. Earthworks and drainage have been undertaken on the site. In particular, two large stormwater pipes traverse the site from west to east, leading to a semi-formed basin at the eastern end of the site. The site is relatively flat, with variable grades across the site, and generally falls towards the middle of the site and towards the east of the site. The site is predominantly cleared of vegetation, though some remaining mature trees exist at the eastern end of the site.

### **Surrounding Area**

The Moreton Bay Road corridor adjoins the northern boundary of the site. The actual formed road is located some 70 metres to the north of the site, with the area in between being open land owned by the Department of Transport and Main Roads. A vacant lot and some multiple dwellings exist to the north of the site along Mount Cotton Road. Two-storey multiple dwellings exist to the south of the site. Multiple dwellings and the Winter Memorial Park are located to the west of the site across Mount Cotton Road. A drainage corridor exists to the east of the site, with commercial buildings on the eastern side of this drainage corridor.

The locality is characterised by a mix of dwelling houses and multiple dwellings in close proximity to major road infrastructure, public transport and higher-order commercial services to the north and east. The area is currently in transition to a medium density residential area, with the subject site and land to the direct north-west and south-west generally intended for 19 metre high built form. In the broader context, the area is within walking distance to Capalaba shopping centres, the Capalaba CBD area and the existing bus station in Redland Bay Road.

## **ASSESSMENT OF REQUEST**

### **REQUEST TO CHANGE DEVELOPMENT APPROVAL (S367)**

#### **Sustainable Planning Act 2009**

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the Sustainable Planning Act 2009 (SPA) and constitutes a Request to Change Development Approval. The request must comply with the definition of a 'Permissible Change' under Section 367 of SPA and be assessed against the criteria in Section 374.

#### **Permissible Change Test (s367 of SPA)**

Pursuant to section 367 of SPA, a Permissible Change for a development approval is a change to the approval that would not:

- (a) Result in a substantially different development; or
- (b) If the application for the approval were remade including the change—
  - (i) Require referral to additional concurrence agencies; or
  - (ii) For an approval for assessable development that previously did not require impact assessment—require impact assessment; or
- (c) For an approval for assessable development that previously required impact assessment— be likely, in the responsible entity's opinion, to cause a person to



make a properly made submission objecting to the proposed change, if the circumstances allowed; or

- (d) Cause development to which the approval relates to include any prohibited development.

In relation to Section 367(a) of the SPA, the following table analyses the request against the normal criteria for determining “substantially different development” in accordance with Statutory Guideline 06/09 Substantially different development when changing applications.

It is considered that the request does not comprise substantially different development.

Guideline Criteria	Proposal
Involves a new use with different or additional impacts.	The approved use Apartment Building x 271 remains unchanged. Therefore the proposal does not involve a new use or introduce additional impacts.
Results in the application applying to a new parcel of land.	The same parcel of land is involved.
Dramatically changes the built form in terms of scale, bulk and appearance.	In terms of scale, bulk and appearance, the proposed changes are not drastic. The built form appearance from Moreton Bay Road is similar and achieves an attractive streetscape.
Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	N/A.
Removes a component that is integral to the operation of the development.	<p>The removal of the rooftop open space on top of Buildings A and B does not affect the operation of the use. The approved development would have achieved sufficient communal open space in accordance with the RPS Version 2, with or without the rooftop open space. Therefore it is considered that the rooftop gardens are not integral to the operation of the development.</p> <p>The proposal includes sufficient communal open space areas that are designed and sited to provide a high quality living environment. This is discussed further in the assessment section of this report.</p>
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes are expected to lessen the development’s impact on traffic follows on Aramac Court and the transport network of the locality.

Guideline Criteria	Proposal
Introduces new impacts or increases the severity of known impacts.	The changes are not considered to increase the severity of impacts. The proposal includes access to Mount Cotton Road that introduces traffic impact to Mount Cotton Road while reducing the severity of traffic impacts to Aramac Court. After a number of discussions that involved the developer, Council and DTMR, a working design has been achieved that will allow left-in and left-out access from Mount Cotton Road.
Removes an incentive or offset component that would have balanced the negative impact of the development.	<p>The proposal includes removal of the rooftop open space from Buildings A and B. The rooftop gardens are not considered to be provided to offset a negative impact of the development. The approved development would have achieved sufficient communal open space in accordance with the RPS Version 2, with or without the rooftop open space. This is discussed further in the assessment section of this report.</p> <p>It is recognised that Council imposed a specific condition requiring that the rooftop open space be designed in accordance with Green Roofs Australia and maximises the provision of landscaping. However, it is not considered that this was to offset a negative impact of the development. Instead, it appears to have been imposed to ensure that the rooftop space that was proposed by the applicant achieves a suitable outcome, making the spaces usable and attractive.</p>
Impacts on infrastructure provision from a location or demand.	The proposal does not result in impacts on infrastructure provision, location and demand.

In relation to Section 367(b) of the SPA, the proposed changes do not trigger any new Concurrence Agencies.

In relation to Section 367(c) of the SPA, the original approval required Code Assessment (as would a new application for the proposal) and as such public notification was not required and no submissions were received.

In respect to Section 367 (d) of the SPA, the proposal does not include any prohibited development.

In summary, it is considered that the request does comprise a permissible change.

While this is the officer's considered opinion, it is recognised that an alternative view may be that the deletion of the rooftop open space removes an integral component of the development, necessary for its proper operation, or removes an incentive or

offset that balances a negative impact of the development. In such a case the following options could be considered:

- Decide that the requested change is not a permissible change and refuse the request; or
- Impose a condition requiring that the communal rooftop open space on Buildings A and B be reinstated.

### **Other Assessment Criteria (s374 of SPA)**

Section 374 states that the request must be assessed as follows:

*“To the extent relevant, the responsible entity must assess the request having regard to—*

- the information the person making the request included with the request; and*
- the matters the responsible entity would have regard to if the request were a development application; and*
- if submissions were made about the original application—the submissions; and*
- any notice about the request given under section 373 to the entity; and*
- any pre-request response notice about the request given to the entity.*

For subsection (1)(b), the responsible entity must have regard to the planning instruments, plans, codes, laws or policies applying when the original application was made, but may give the weight it considers appropriate to the planning instruments, plans, codes, laws or policies applying when the request was made.”

Points (a), (b) and (d) are discussed below. Point (c) is not relevant as the application was code assessable. Point (e) is not applicable in this instance, as no pre-request response was received from any referral agencies.

### **Requested Changes**

The proposed changes sought relate to Buildings A and B only and the staging boundaries remain as per the Development Approval. The other buildings remain unchanged.

#### Change in unit design and configuration

The proposal includes amendment to the design of the units within Buildings A and B by changing the mix of one, two and three bedroom units. The number of units per level and the total number of units remain unchanged, while the building footprint remains similar. The key changes are summarised below:

Detail	Building A		Building B	
	Approval	Proposed	Approval	Proposed
Bedroom Mix	46X 2 Bed 8X 3 Bed	43X 2 Bed 11X 3 Bed	36X 2 Bed 8X 3 Bed	33X 2 Bed 11X 3 Bed
No. of Units	54	54	44	44
Building Footprint	8543m <sup>2</sup>	8581m <sup>2</sup>	7277m <sup>2</sup>	7139m <sup>2</sup>
Car park	50	54	50	54

#### Officer's comments

The proposed changes relate to Buildings A and B only and the staging boundaries remain as per the Development Approval except inclusion of access from Mount Cotton Road as part of stage 1.

The proposed change maintains a similar building footprint and the number of units remain unchanged. The number of two and three bedrooms mix has changed in each building; overall the number of three bedroom units has increased by 6. While not required by the RPS, the number of car parks proposed has increased by 8 spaces. The development together with the proposed changes complies with the RPS. The use will operate effectively as approved, despite the change in design and reconfiguration of the units.

Consequential amendments to conditions will be required.

#### Change in building facade, external details and removal of rooftop gardens

The existing approval includes metal screens, which are a feature of the development and rooftop gardens. The proposal includes change in design of these metal screens and removes screens that are not visible from Moreton Bay Road. The proposal also includes removal of rooftop gardens and incorporates a modern design and style to the development.

Change the design of metal screens

#### Officer's comments

The perforated metal screens are proposed to be removed from the internal elevation, but maintained to the elevation facing Moreton Bay Road. The proposed screens are aluminium sheet panels with geometric abstract perforations with a variety of transparency. The metal screens have similar design outcomes as the previously approved metal screens as viewed from Moreton Bay Road.

The proposal also includes removal of rooftop gardens from Buildings A and B that would have served as communal open space. The existing development approval was assessed against RPS (V2). Probable Solution P7 of the apartment building code nominates 20% of the site to be provided as open space at ground level. It further specifies that a communal open space area located in one area consisting of a minimum of 100m<sup>2</sup> with a minimum dimension of 5m should be provided. The development complied with this requirement, exclusive of roof top open space.

In the current RPS (V6.2), Probable Solution P7 of apartment building code nominates 20% of the site as communal open space area (that equate to 2615m<sup>2</sup>) and a single communal space located in one area and consisting of a minimum of 100m<sup>2</sup> with a minimum dimension of 5 metres. This is an important distinction to note. The latest version of the planning scheme puts more emphasis on providing communal open space. The associated Specific Outcome has been amended, as discussed further below.

Section 374 of SPA states that, in deciding the request, the Assessment Manager must have regard to the planning instruments, plans, codes, laws or policies applying when the original application was made, but may give the weight it considers appropriate to the planning instruments, plans, codes, laws or policies applying when the request was made.

Therefore Council has the ability to give weight to the recent planning scheme amendments. As the change to the communal open space requirements has been in place since V5.2, on the 15 April 2013, it is reasonable to give the provisions weight in this assessment.

The development provides a number of ground level communal open space areas, with the following sizes:

Pool area = 273m<sup>2</sup>.

Ground floor of building A and space between buildings A and B = 292m<sup>2</sup>.

Recreation room on ground floor of building F = 76m<sup>2</sup>

Deck over bio retention basin and open space adjacent to the bio retention basin = 230m<sup>2</sup>

Open space adjacent to building D along Mount Cotton Road = approximately 115m<sup>2</sup>

This results in total communal open space at ground level being 986m<sup>2</sup> (7.5%). All communal open space areas have minimum dimensions of 3 metres with the main communal open space (pool area) exceeding 5 metres. The probable solution in the current version of the RPS nominates a minimum of 2615m<sup>2</sup> (20%).

Specific Outcome S7 of the apartment building code in the RPS (V2) and RPS (V6.2) is as follows:

<p style="text-align: center;"><b>RPS (V2)</b> <b>Specific Outcome S7</b></p>	<p style="text-align: center;"><b>RPS (V6.2)</b> <b>Specific Outcome S7</b></p>
<p>(1) Open space -</p> <p>(a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from main living areas;</p> <p>(b) includes communal open space areas that are functional and accessible;</p> <p>(c) is of a useable size and dimension;</p> <p>(d) is a suitable slope;</p> <p>(e) is capable of receiving sufficient sunlight;</p> <p>(f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties.</p>	<p>(1) Open space -</p> <p>(a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from main living areas;</p> <p>(b) includes sufficient communal open space areas at ground level that are useable, functional and accessible to the anticipated number of residents;</p> <p>(c) has adequate dimensions to ensure spaces can be used for outdoor living and passive recreation;</p> <p>(d) is situated on a suitable slope to ensure residents can easily move throughout the premise;</p> <p>(e) is capable of receiving sufficient sunlight;</p> <p>(f) is located behind the building frontage, and where above ground level protects the privacy of adjoining and nearby properties.</p>

It is acknowledged that the proposed change does not affect the existing ground floor communal space apart from the communal area that is removed to allow access from Mount Cotton Road. The proposed change involves removal of the rooftop open space to Buildings A and B.

The proposal is considered to comply with the specific outcomes in RPS (V6.2) as follows:

- All units have private open space that are directly accessible from the main living area;
- Communal open space of 986m<sup>2</sup> is provided at ground level that is accessible, functional and receives sufficient sunlight;
- The subject lot is located 500m from a regional park and a local park across Mount Cotton Road; and
- The majority of the ground level communal open space areas are delivered at Stage 1 with development of Buildings A and B.

The ground level space is supplemented by the rooftop communal open space to Buildings C, D, E and F, which is not affected by this request to change the approval. This rooftop open space amounts to approximately 1120m<sup>2</sup>. Overall it is considered that the proposal with the change complies with the specific outcome of the Code, by providing sufficient private and communal open space to meets the recreational and amenity needs of the occupants, resulting in a high quality living environment.

Consequential amendments to conditions will be required.

#### Proposed access to Mount Cotton Road

The existing approval has all traffic movements via Aramac Court. The proposed change includes additional access to and from Mount Cotton Road.

#### Officer's comments

The access is proposed to comprise a left-in, left-out driveway between approved Buildings C and D. The developer has consulted with the Department of Transport and Main Roads (DTMR) in regard to access to the subject site from Mount Cotton Road. After a number of discussions that involved the developer, Council and DTMR, a working design has been achieved that will allow left-in and left-out from Mount Cotton Road. The conceptual design has been approved by DTMR.

It is noted that there were a number of resident concerns with the exclusive access via Aramac Court under the original approval. The proposed left in and left out to Mount Cotton Road will reduce the impact of traffic movements on Aramac Court.

Consequential amendments to conditions will be required.

### **EXTENSION OF RELEVANT PERIOD (S383)**

#### ***Sustainable Planning Act 2009***

This application has been made in accordance with Section 383 (Integrated Development Assessment System, IDAS) of the Sustainable Planning Act 2009 (SPA) and constitutes a Request to Extend the Relevant Period.

Section 388 of SPA states that, in deciding the request, the Assessment Manager must only have regard to the following:

- (a) the consistency of the approval, including its conditions, with the current laws and policies applying to the development, including, for example, the amount and type of infrastructure contributions, or infrastructure charges payable under an infrastructure charges schedule; and*
  - (b) the community's current awareness of the development approval; and*
  - (c) whether, if the request were refused—*
-

- (i) *further rights to make a submission may be available for a further development application; and*
- (ii) *the likely extent to which those rights may be exercised; and*
- (d) *the views of any concurrence agency for the approval given under section 385.*

The above points are discussed further below.

In relation to section 388 (a), this consideration is focused on determining what changes have occurred in the policy context between the original assessment and the current request that would change the original assessment and decision.

### **SEQ Regional Plan 2009-2031**

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The approved development is consistent with the intent for the Urban Footprint.

### **State Planning Policies & Regulatory Provisions**

<b>State Planning Policy/Regulatory Provision</b>	<b>Applicability to Application</b>
SEQ Koala Conservation SPRP	This SPRP was not in effect at the time the application was lodged.  The site is classified as Low Value Rehabilitation. Currently there is no significant vegetation on site and the site is not suitable for koalas, especially given the surrounding dense urban environment and major road infrastructure.
State Planning Policy July 2014	There is one trigger in Part E: Interim development assessment requirements of the SPP – Water Quality - The original storm water management assessment was based on full assessment modelling to meet acceptable standards. That design is considered to meet current standards.

### **Redlands Planning Scheme (RPS)**

The original application was assessed against RPS (V2) and the current request is considered against RPS (V6.2). The zoning of the lot is Medium Density Residential (MDR1) in both versions of the RPS, with the proposal being code assessable in both versions. The applicable overlays and codes remain the same in both versions of the RPS except a section on the apartment code regarding communal open space provisions.

The existing development approval was assessed against RPS (V2). Probable Solution P7 of the apartment building code nominates open space to be 20% at ground level and a communal open space area located in one area, consisting of a minimum of 100m<sup>2</sup> with a minimum dimension of 5m. The development complied with this requirement.

In the current RPS (V6.2), Probable Solution P7 of apartment building code nominates 20% of the site as communal open space area and a single communal space located in one area and consisting of a minimum of 100m<sup>2</sup> with a minimum dimension of 5 metres. This is an important distinction to note. The latest version of the planning scheme puts more emphasis on providing communal open space. The

proposal is considered to comply with the current RPS (V6.2) in terms of communal open space; this is discussed in detail in the request to change section of the report.

Overall there are no significant changes in the RPS that affect the assessment of the original application.

In this regard, it is considered that there are no grounds under section 388 (a) of SPA to refuse the request to extend the relevant period.

However, if Council takes the view that the removal of the rooftop gardens or any other matter makes the development non compliant with the current planning scheme, the request to extend could be refused.

### **Infrastructure Contributions**

For extensions to the relevant period of existing development approvals, sub-sections 976B(4)to(6) of the SPA Transitional Provisions allows a local government to issue an infrastructure charges notice (pursuant to their respective resolution) that supersede planning scheme policy infrastructure conditions applied under IPA. As such, in accordance with s626 of the SPA it is recommended that an Infrastructure Charges Notice be given to recover infrastructure costs in accordance with Council's Adopted Infrastructure Charges Resolution (AICR). The fee is calculated as follows:

Redland City Council: **\$4,708,400.00**

Redland Water: **\$1,251,600.00**

Combined charge: **\$5,960,000.00**

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (No. 2.1) July 2014:

The contribution for each stage is as follows:

Stage	Subject to	Charge rate	Credits	Contributions per stage
1	Redland City Council	$((46 \times 2 \text{ bedroom units} \times \$20,000) + (8 \times 3 \text{ bedroom units} \times 28,000)) \times 0.79$ (RCC Split) = \$903,760.00	$((3 \text{ lots} \times \$28,000) \times 0.79$ (RCC Split)) = \$66,360.00	\$837,400.00
	Redland Water	$((46 \times 2 \text{ bedroom units} \times \$20,000) + (8 \times 3 \text{ bedroom units} \times 28,000)) \times 0.21$ (RW Split) = \$240,240.00	$((3 \text{ lots} \times \$28,000) \times 0.21$ (RW Split)) = \$17,640.00	\$222,600.00
2	Redland City Council	$((36 \times 2 \text{ bedroom units} \times \$20,000) + (8 \times 3 \text{ bedroom units} \times 28,000)) \times 0.79$ (RCC Split) = \$745,760.00	0	\$745,760.00
	Redland Water	$((36 \times 2 \text{ bedroom units} \times \$20,000) + (8 \times 3 \text{ bedroom units} \times 28,000)) \times 0.21$ (RW Split) = \$198,240.00	0	\$198,240.00



Stage	Subject to	Charge rate	Credits	Contributions per stage
		Split) = \$198,240.00		
3	Redland City Council	((5 X 2 bedroom units X \$20,000) + (20 X 3 bedroom units X 28,000)) X 0.79 (RCC Split) = \$521,400.00	0	\$521,400.00
	Redland Water	((5 X 2 bedroom units X \$20,000) + (20 X 3 bedroom units X 28,000)) X 0.21 (RW Split) = \$138,600.00	0	\$138,600.00
4	Redland City Council	((76 X 2 bedroom units X \$20,000) + (26 X 3 bedroom units X 28,000)) X 0.79 (RCC Split) = \$1,775,920.00	0	\$1,775,920.00
	Redland Water	((76 X 2 bedroom units X \$20,000) + (26 X 3 bedroom units X 28,000)) X 0.21 (RW Split) = \$472,080.00	0	\$472,080.00
5	Redland City Council	((30 X 2 bedroom units X \$20,000) + (16 X 3 bedroom units X 28,000)) X 0.79 (RCC Split) = \$827,920.00	0	\$827,920.00
	Redland Water	((30 X 2 bedroom units X \$20,000) + (16 X 3 bedroom units X 28,000)) X 0.21 (RW Split) = \$220,080.00	0	\$220,080.00

### **Potential Submissions**

Under RPS (V2) and current RPS (V6.2) the level of assessment for the proposed development is code assessable, as a result public notification is not required. Therefore there would be no rights to make properly made submissions, even if a new application was lodged.

### **Community Awareness**

There is a good knowledge of the development application within the local community. Information letters and information sessions with the local community have been provided since the approval of the development in 2009.

A number of concerns were raised by the local community in particular about the traffic impact from the development on Aramac Court and building height of the development. The applicant has lodged a request change the existing approval that includes a proposal to have access to the development from Mount Cotton Road. The height of the buildings complies with outcomes in the RPS as outlined in the previous section.

### **Concurrence Agencies**

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

- SARA provided a referral agency response dated 28 November 2014 (Ref. No SPD-1014-012001) in regard to the request to request to change the development approval. The Department has provided a response after consulting with DTMR. The Department has supported left-in and left-out to Mount Cotton Road subject to conditions.
- SARA provided a referral agency response dated 7 August 2014 (Ref. No SPD-0714-009356) in regard to the request to extend the relevant period. The Department has no concern with the proposed extension being approved.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

In accordance with the Sustainable Planning Act 2009 this development application has been assessed against the Redlands Planning Scheme and other relevant planning instruments.

#### **Risk Management**

Standard development application risks apply. In accordance with the Sustainable Planning Act 2009 the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

#### **Financial**

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

#### **People**

Not applicable. There are no implications for staff.

#### **Environmental**

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

#### **Social**

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

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

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

### **CONSULTATION**

The Planning Assessment Team has consulted with relevant sections of Council and with General Counsel Group.

### **OPTIONS**

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

#### **Council's options are:**

##### **Request to Change Development Approval**

1. Adopt the Officer's Recommendation to approve the application for Request to Change Development Approval; or
2. Adopt the officer's recommendation to approve the application for Request to Change Development Approval with different or amended conditions; or
3. Resolve to refuse the request (grounds for refusal should be identified).

##### **Request to Extend Relevant Period**

1. Adopt the Officer's Recommendation to approve the Request to Extend the Relevant Period; or
2. Resolve to refuse the request (grounds for refusal should be identified).

### **OFFICER'S RECOMMENDATION**

#### **That Council resolves to:**

- A. Approve the request to extend the relevant period for an additional three (3) years (giving a total relevant period of eight (8) years starting the day the approval took effect). The relevant period therefore remains current up to and including 17 November 2017;**
- B. Approve the request to change development approval for Apartment Building (271 units) on land known as 54-58 Mount Cotton Road, Capalaba and described as Lot 500 on SP235728 as follows:**
  - a) Conditions 1.1, 4.1, 5.2, 7.1, 10.1, 14.1 (b), 14.2, 16.1 and 16.3-16.8 (inclusive) are amended;**
  - b) Condition 7.4 is added;**
  - c) Compliance assessment conditions 1.4, 1.5(l), 2.4, 2.5 and 2.19 are amended;**
  - d) Condition 10.1, compliance assessment conditions 2.20–2.23 (inclusive) and advice notes 1 and 4 are deleted; and**
  - e) All other conditions remain unchanged.**

**ASSESSMENT MANAGER CONDITIONS****1. Approved Plans and Documents**

1.1 The approved plans and/or documents for this development approval are listed in the following table:

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Date Received by Council</b>
DD- A001	Site Plan	Heran Building Group Pty Ltd	24 November 2014
14BRT0474-01 (Rev F dated 4/9/2014)	Preliminary Functional Design	TTM Consulting Pty Ltd	24 November 2014
CD- A1.01	Site Locality and Masterplan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.01	Basement Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.02	Ground Floor Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.03	Level 1 Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.04	Level 2 Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.05	Level 3 Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.06	Level 4 Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.07	Level 5 Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- A2.08	Roof Level Floor Plan Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A3.01	North Elevation With Screen Building A	Heran Building Group Pty Ltd	04 March 2015
CD- A3.02	East Elevation Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A3.03	South Elevation Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A3.04	West Elevation Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A4.01	Section A Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A4.02	Section B and C Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A4.03	Section D and E Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A10.01	Perspective View 1 Tower A	Heran Building Group Pty Ltd	15 July 2014
CD- A10.03	Perspective View 3 Tower A	Heran Building Group Pty Ltd	15 July 2014
DD- B0.02	Site Plan Tower B	Heran Building Group Pty Ltd	15 July 2014

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Date Received by Council</b>
DD- B1.01	Basement Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.02	Ground Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.03	Level 1 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.04	Level 2 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.05	Level 3 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.06	Level 4 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
DD- B1.07	Level 5 Floor Plan Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B1.08	Roof Plan Tower B	Heran Building Group Pty Ltd	09 February 2015
CD- B3.01	East Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B3.01	North Elevation With Screen Building B	Heran Building Group Pty Ltd	04 March 2015
CD- B3.03	South Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B3.04	West Elevation Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.01	Building Section A Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.02	Section B and C Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- B2.03	Section D and E Tower B	Heran Building Group Pty Ltd	15 July 2014
CD- A6.14	External Feature Facade Screen Details	Heran Building Group Pty Ltd	04 March 2015
LS AREA	Site Landscape Area Plan	Heran Building Group Pty Ltd	05 March 2015
DA-SH1 Issue DA3 (amended in red)	Site	ThinkTank Architects	09/09/2009
DA-SH2 Issue DA3 (amended in red)	Basement	ThinkTank Architects	09/09/2009
DA-SH3 Issue DA3 (amended in red)	Ground	ThinkTank Architects	09/09/2009
DA-SH4 Issue DA3 (amended in red)	Level-1	ThinkTank Architects	09/09/2009
DA-SH5	Level-2	ThinkTank	09/09/2009

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Date Received by Council</b>
Issue DA3 (amended in red)		Architects	
DA-SH6 Issue DA3 (amended in red)	Level-3	ThinkTank Architects	09/09/2009
DA-SH7 Issue DA3 (amended in red)	Level-4	ThinkTank Architects	09/09/2009
DA-SH8 Issue DA3 (amended in red)	Level-5	ThinkTank Architects	09/09/2009
DA-SH9 Issue DA3 (amended in red)	Roof Plan	ThinkTank Architects	09/09/2009
DA-SH10 Issue DA3	Apartment Types	ThinkTank Architects	09/09/2009
DA-SH11 Issue DA3	Apartment Types	ThinkTank Architects	09/09/2009
DA-SH12 Issue DA3	Stages	ThinkTank Architects	09/09/2009
DA-SH16 Issue DA3 (amended in red)	Street Elevations	ThinkTank Architects	09/09/2009
DA-SH17 Issue DA3 (amended in red)	Elevations	ThinkTank Architects	09/09/2009
DA-SH18 Issue DA3 (amended in red)	Sections-1	ThinkTank Architects	09/09/2009
DA-SH19 Issue DA3 (amended in red)	Sections-2	ThinkTank Architects	09/09/2009
DA-SH25 Issue DA3	Details	ThinkTank Architects	09/09/2009
DA-SH27 Issue DA3	Tower A	ThinkTank Architects	09/09/2009
DA-SH28 Issue DA3	Tower B	ThinkTank Architects	09/09/2009
DA-SH29 Issue DA3	Tower C	ThinkTank Architects	09/09/2009
DA-SH30 Issue	Tower D	ThinkTank	09/09/2009

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Date Received by Council</b>
DA3		Architects	
DA-SH31 Issue DA3	Tower E	ThinkTank Architects	09/09/2009
DA-SH32 Issue DA3	Tower F	ThinkTank Architects	09/09/2009
Figure 3	Planting Theme	Butler & Webb	17/06/2009
Figure 4 Rev B (amended in red)	Pedestrian Circulation Plan	Butler & Webb	17/06/2009
Figure 5 Rev B (amended in red)	Pedestrian Circulation Plan	Butler & Webb	17/06/2009
Figure 6 Rev B (amended in red)	Advanced Tree Plan	Butler & Webb	17/06/2009
Figure 7 Rev B (amended in red)	Landscape Concept Plan	Butler & Webb	17/06/2009
Figure 8 Rev B (amended in red)	<del>Mt Cotton Rd Access Plan</del>	<del>Butler &amp; Webb</del>	17/06/2009
Figure 9 Rev A	Aramac Court Access / Pool Area	Butler & Webb	17/06/2009
Figure 10 Rev B (amended in red)	<del>Mt Cotton Rd Recreation Area</del>	<del>Butler &amp; Webb</del>	17/06/2009
Figure 11 Rev A	Tower 1 Recreation Area	Butler & Webb	17/06/2009
Figure 12 Rev A	Tower 2 Recreation Area	Butler & Webb	17/06/2009
Figure 13 Rev B (amended in red)	Landscape Concept Plan – Roof Level	Butler & Webb	17/06/2009
Figure 14	Stormwater Management Detention Basin Plant Palette	Butler & Webb	17/06/2009
00-3608 N200 Rev B	Post-development Catchment Plan	VDM-Belleng	23/09/2009
00-3608 N400 Rev C	Operational Control Concept Plan OSD Configuration	VDM-Belleng	23/09/2009
SK24-A	LATM Concept Plan Holland Crescent North and South Intersections	VDM Consulting Burchill	23/10/2009
SK25	LATM Concept: Detail 1 and 2 Also Refer Plan	VDM Consulting Burchill	23/10/2009

Plan/Document Number	Plan/Document Title	Prepared by	Date Received by Council
	QC003608SK24		
SK26	LATM Concept: Detail 2 and 3 Also Refer Plan QC003608SK24	VDM Consulting Burchill	23/10/2009
SK27	LATM Concept: Detail 4 and 5 Also Refer Plan QC003608SK24	VDM Consulting Burchill	23/10/2009
SK28	Concept Plan Mt Cotton Rd/ Holland Cr South Upgrade with Added Left Turn Lane	VDM Consulting Burchill	17/06/2009

## 2.0 Design

2.1 The development must be carried out generally in accordance with the details set out in the application and the approved drawing(s) and/or document(s) listed under Condition 1.1 unless otherwise required by a condition of this approval.

## 3.0 General

3.1 The Developer must pay the cost of necessary alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development and/or material change of use, or any works required by condition(s) of this approval. Such cost will be determined by the Council and/or the relevant authority(ies) and must be paid:

- a) Prior to an application for approval of building works on the site being lodged; or
- b) Prior to Council being required to issue any approval for Operational Works Compliance assessment; or
- c) Prior to any construction works or the use commencing; (whichever is the sooner).

3.2 All bonds to be lodged with Council pursuant to any condition of this approval must be made:

- Prior to Council being required to issue any approval for Operational Works – compliance assessment; or
- Prior to any construction works or the use commencing;
- Whichever is the sooner of the above.

3.3 The development shall be designed so as to facilitate a community titles scheme being applied to the development in accordance with the provisions of this approval, the Integrated Planning Act, the Body Corporate & Community Management Act and its regulations, and the Redlands Planning Scheme.



- 
- 3.4 Each submission of survey plans shall be accompanied by a Community Management Statement reflecting these conditions of development in respect of ongoing use and maintenance of the development.
- 3.5 All conditions must be complied with prior to the commencement of the use of Stage 1 of the development, unless otherwise stated in the condition.
- 3.6 Staging of the development is to generally accord with Dwg No. DA-SH12 Issue DA3, Stages, received by Council on 09/09/2009.

#### 4.0 Vehicle Parking

##### Delete

~~4.1 Provision of on-site parking to accommodate three hundred and forty one (341) cars and twenty (20) bicycles in accordance with the approved plans. The car parking spaces shall comprise the following:~~

~~271 spaces for residents;~~

~~68 visitor parking spaces; and~~

~~Two (2) car wash bays.~~

~~This condition is to be complied with prior to the commencement of the use of Stage 5 of the development.~~

##### Insert

4.1 Provide three hundred and forty-nine (349) off street car parks including 7 car parking spaces dedicated for people with a disability and twenty (20) bicycle parking spaces in accordance with the approved plans and the requirements of Australian Standard 2890.2:2004 – Parking Facilities – Off Street Parking and as follows:

- a) 279 resident car parking spaces;
- b) 68 visitor car parking spaces;
- c) car wash bays.

This condition is to be complied with prior to the commencement of the use of Stage 5 of the development.

4.2. Car parking and bicycle spaces are to be provided for each stage as follows, and must be provided prior to commencement of that stage:

- a) Stage 1 – minimum 68 car parking spaces and five (5) bicycle spaces;
- b) Stage 2 – minimum 123 car parking spaces and ten (10) bicycle spaces;
- c) Stage 3 – minimum 154 car parking spaces and ten (10) bicycle spaces; and
- d) Stage 4 – minimum 289 car parking spaces and fifteen (15) bicycle spaces.

4.3 Access to carparking spaces, vehicle loading and maneuvering areas and driveways is to remain unobstructed and available at all times.

4.4 The development must not include a gate on the main entrance driveway (accessing from the northern end of Aramac Court).

- 
- 4.5 Visitor parking spaces are to remain accessible for visitors, and are not to be occupied by residents. This must be reflected in the Community Management Statement. All visitor parking spaces are to be linemarked "Visitor" or similar to reflect their use. All visitor parking spaces are to be located at ground level, and not within the basements.
- 4.6 Bicycle spaces are to be generally located in accordance with Dwg No. DA-SH3 Issue DA3, Ground, received by Council on 09/09/2009. That is; near the Aramac Court entrance, next to Building C and near the bio-retention basin.

#### 5.0 Fencing

- 5.1 Fencing provided along the Moreton Bay Road frontage of the site must not be more than:
- a) 1.2 metres in height above ground level where of solid construction; or
  - b) 1.8 metres in height above ground level where the fence is at least 30% transparent.

Fencing to this boundary shall generally be located 1 metre in from the property boundary, and shall be articulated every 10 metres (minimum 600mm indenting to articulate).

#### Delete

- ~~5.2. All fencing provided along Mount Cotton Road must be setback a minimum 3 metres from the road boundary. Other than the acoustic fence provided around the courtyard to the ground floor unit in Building D, all fencing provided along Mount Cotton Road must not be more than:~~
- ~~a. 1.2 metres in height above ground level where of solid construction; or~~
  - ~~b) 1.8 metres in height above ground level where the fence is at least 30% transparent.~~

#### Insert

- 5.2 All fencing provided along Mount Cotton Road must be setback a minimum 3 metres from the road boundary. All fencing provided along Mount Cotton Road must not be more than:
- a) 1.2 metres in height above ground level where of solid construction; or
  - b) 1.8 metres in height above ground level where the fence is at least 30% transparent.
- 5.3 Fencing along the extent of the eastern boundary must be a minimum of 50% transparent with no flat surfaces that would encourage graffiti.
- 5.4 The feature walls provided along the Aramac Court boundary are to have a maximum height of 1200mm.
- 5.5 Provide a lockable gate within the fence along Moreton Bay Road between Buildings A and B to allow access for maintenance of the landscape strip provided in front of the fencing and to allow future pedestrian access to this road.

5.6 Provide a lockable gate within the eastern fence to the north of the bioretention basin to allow future pedestrian access to open space to the east of the site.

#### 6.0 Building Height

6.1 Provide the following at each stage of the development (i.e. staging in accordance with Dwg No. DA-SH12 DA3, Stages, received by Council on 09/09/2009).

Provide a certificate from a licensed surveyor certifying that no part of the building structure exceeds the height limit of nineteen (19) metres above ground level. All levels must be provided to Australian Height Datum (AHD).

The licensed surveyor's certificate shall be submitted at two stages of the building construction, these being:-

- (a) at completion of the basement level to demonstrate that the building complies with the approved plans at that stage; and
- (b) prior to issue of the Certificate of Classification to demonstrate that the highest point of the building complies with the approved plans.

#### 7.0 Screening Panels

##### Delete

~~7.1. The building design must include the patterned perforated screens, as indicated on the elevations of the buildings, and as detailed on Dwg No. DA-SH25 Issue DA3, Details, received by Council on 09/09/2009. These screens must include the vegetation imprint, as generally detailed on this plan.~~

##### Insert

7.1 Buildings C, D, E and F must include the patterned perforated screens, as indicated on the elevations of the buildings, and as detailed on Dwg No. DA-SH25 Issue DA3, Details, received by Council on 09/09/2009. These screens must include the vegetation imprint, as generally detailed on this plan.

7.2 The screens are to have a matte finish and must be on rubber mounted isolation fixings to reduce noise vibration.

7.3 The storage room on the ground floor in the north-western corner of Building D is to be screened on the northern and western sides by powdercoated aluminium screens or similar up to a minimum height of 1800mm above the finished ground level.

##### Insert

7.4 Buildings A and B must include the patterned perforated screens, as indicated on the elevations of the buildings and as detailed on Dwg No. CD-A3.01, CD-B3.01 and CD-A6.14, received by Council on 04/03/2015.

#### 8.0 Building Identification and Directions

8.1 The building name and/or address number must be visible from the Aramac Court and Mount Cotton Road frontages.

8.2 Site maps are to be provided at the Aramac Court and Mount Cotton Road pedestrian entries as generally shown on Dwg No. DA-SH3 Issue DA3, Ground, received by Council on 09/09/2009.

## **9.0 Balconies**

- 9.1 Balconies visible from the road frontage must not be enclosed (including, but not limited to, louvers and shutters), unless otherwise required by conditions of approval or shown on the approved plans.**

### **Delete**

#### **10.0 Amalgamation**

- ~~10.1 Prior to the use commencing on site the applicant must amalgamate Lot 11 RP 72398, Lot 25 SP 111409 and Lot 13 SP 111409 into a single lot by lodging to the Land Titles Office for registration of the amalgamated lot. Alternatively, a building format plan subdivision shall incorporate all common property around the building into a single lot.~~

## **11.0 Ancillary Uses**

- 11.1 The small office/ shop located at the entrance to Building E is to be for the sale of convenience goods to residents and their guests only. This must be reflected in the Community Management Statement.**
- 11.2 The community room and recreation room located in Building F is to be for the use of residents and their guests only. This must be reflected in the Community Management Statement.**

## **12.0 Air Conditioning Units**

- 12.1 Should air conditioning units be provided to individual units, these are to be provided on individual unit balconies/ courtyards and are to be screened from view by powder coated aluminum screens or solid balustrades.**
- 12.2 Should communal air conditioning units be provided on the roof, these are to be located so that they are not visible from public view. Ideally, they are to be sunken into the roof, so that the roof form screens the air conditioning units. Where this is not possible, they are to be screened with powder coated aluminum screens. The ultimate design and location of air conditioning units must be approved by Council's delegate as part of the subsequent Operational Works – Compliance Assessment application.**

## **13.0 Approved Use**

- 13.1 The use of the premises for the purpose of an Apartment Building shall at all times accord with the criteria set out within the Apartment Building definition in Schedule 3 of the Redlands Planning Scheme.**

## **14.0 Waste Management**

- 14.1 Dwelling units share internal waste storage areas that –**
- a) for Tower A – is dedicated for the storage of 2 x 1100L waste and 2 x 2m<sup>3</sup> recycling bulk bins and associated equipment only;**
  - for Tower B – is dedicated for the storage of 2 x 1100L waste and 1 x 2m<sup>3</sup> recycling bulk bins and associated equipment only;**
  - for Tower C – is dedicated for the storage of 2 x 1100L waste and associated equipment only;**
  - for Tower D – is dedicated for the storage of 2 x 1100L waste and 2 x 2m<sup>3</sup> recycling bulk bins and associated equipment only;**
-

for Tower E – is dedicated for the storage of 2 x 1100L waste and 1 x 2m<sup>3</sup> recycling bulk bins and associated equipment only;

for Tower F – is dedicated for the storage of 2 x 1100L waste and 1 x 2m<sup>3</sup> recycling bulk bins and associated equipment only;

#### **Delete**

- ~~b) are located as per Drawing No. DA-SH2 and DA-SH3 (Issue DA3), titled Basement and Ground respectively, prepared by ThinkTank Architects, date received at Council 9<sup>th</sup> September 2009;~~

#### **Insert**

- b) are located as per Drawing No. DA-SH2 and DA-SH3 (Issue DA3), titled Basement and Ground respectively, prepared by ThinkTank Architects, date received at Council 9th September 2009 and Sheet No. DD-A2.01, DD-A2.02, DD-B1.01 DD-B1.02, titled Basement and Ground Floor Plans Building A and B respectively, received by Council 15/07/2014;
- c) have doors that are close fitting, self closing and wide enough for bulk bin access and manoeuvrability;
- d) have walls, doors and roof that are constructed and lined with a non-combustible and impervious material with a smooth finish and a fire resistance of one hour;
- e) the junctions of walls with floors are covered and artificial lighting provided;
- f) have door frames that are made of metal, hardwood, or metal clad softwood and are rebated with a lock capable of being activated from within the room without a key at all times;
- g) have a hose-cock and adequate length of hand hose of minimum internal diameter 12mm is provided immediately outside the room;
- h) unless refrigerated below four degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area. One half of such openings shall be situated at or near the floor level, and one half at or near the ceiling level;
- i) are fitted with automatic sprinklers or other system for the control of fire which meets Australian Standards;
- j) are fly and vermin proof;
- k) have smooth flooring that is graded and drained to a trade waste outlet located outside to the waste room and as close to the doorway as possible, or otherwise to the satisfaction of the local government;
- l) are designed and constructed to prevent stormwater and surface water from entering the waste room;
- m) have all conduits concealed in the floor, walls or ceilings;
- n) refrigerated waste rooms are fitted with an approved alarm device that is located outside, but controlled only from within the waste room.
-

**Delete**

~~14.2. Each tower has a recycling collection area located adjacent to waste hoppers on Level 5 and within each basement lobby containing a 240L recycle wheelie bin that will be emptied once a day into the larger recycling bulk bin as per Drawing No. DA-SH2, DA-SH3 and DA-SH8 (Issue DA3), titled Basement, Ground and Level 5 respectively, prepared by ThinkTank Architects, date received at Council 9 September 2009.~~

**Insert**

**14.2 Each building has a recycling collection area located adjacent to waste hoppers on Level 5 and within each basement lobby containing a 240L recycle wheelie bin that will be emptied once a day into the larger recycling bulk bin as per Drawing No. DA-SH2, DA-SH3 and DA-SH8 (Issue DA3), titled Basement, Ground and Level-5 respectively, prepared by ThinkTank Architects, date received at Council 9 September 2009 and Sheet No. DD-A2.01, DD-A2.02, DD-A2.07, DD-B1.01 DD-B1.02, DD-B1.07 titled Basement, Ground and Level 5 Floor Plans Building A and B respectively, received by Council 15/07/2014.**

**14.3 Waste chutes must be provided to transport waste from each residential level to an internal waste room. Waste chutes –**

- a) are cylindrical with a minimum diameter of 450mm;**
- b) have a bottom edge that finishes at least 25mm below the level of the ceiling in the waste room, with a maximum 300mm between chute edge and any extension thereof and the top of the container;**
- c) are vertical throughout the length up to the highest hopper;**
- d) discharge centrally above the waste container or compacter in the waste room;**
- e) continue in full bore above the roof of the building, or not less than 600mm above the highest hopper;**
- f) are fully supported at each floor level;**
- g) are contained in fire rated shafts in compliance with the appropriate standards;**
- h) have chute pipes with access provided at appropriate levels and a nylon brush or similar appliance on a pulley system, for clearing obstructions and cleansing;**
- i) have a ventilation system to ensure that air does not flow from the chute through service opening or impede the downward movement of waste;**
- j) where the chute is not continued to the full height of the building, a vent of non-combustible material having a minimum diameter of 150mm is provided. Such vent is carried to a point of at least 2 metres above the eaves of the building or the eaves of any building within 10 metres; and**
- k) have a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn. The shutter is self-closing, constructed of galvanized steel sheet or other approved metal and**

fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room.

**14.4 Waste hoppers are to be designed and constructed to –**

- a) close off the opening in the chute when the hopper is opened for loading;
- b) automatically return to a closed position after use;
- c) be located between 1.0m and 1.5m above floor level;
- d) have a service opening that does not exceed 75% of the diameter of the chute;
- e) permit free flow of waste into the chute and do not project waste into the chute;
- f) are designed and constructed to enable easy cleansing, including a surround on the wall around the hopper of at least 300mm wide; and
- g) have a floor surface below the hopper that is paved with a hard, impervious material with a smooth finish.

**14.5 Provide –**

- a) off-street servicing points for the containers where the entire waste collection vehicle is positioned within the site;
- b) internal access roads that enable waste collection vehicles to enter and exit the site in a forward gear and have adequate vertical clearance as per Drawing No. DA-SH3 (Issue DA3), titled Ground, prepared by Think Tank Architects, date received at Council 9th September 2009;
- c) maximum surface gradient of 1:20 (5%) for container servicing and waste collection vehicle manoeuvring; and
- d) an unobstructed internal servicing point that is also a waste storage area or if bins 1.5m<sup>3</sup> or less are used, is located within 20m of the waste storage area.

**14.6 Where no on site waste/recycling bin cleansing facilities are provided, a written agreement is made with a private cleansing contractor for the purpose of cleansing the containers, to the satisfaction of the local government.**

**14.7 As a part of a subsequent Operational Works – Compliance Assessment (Engineering) application, a Registered Professional Engineer of Queensland (RPEQ) shall provide certification that the internal access roads are of adequate design and construction to allow waste collection vehicles to enter and exit the site in a forward gear.**

**15.0 Environmental Assessment**

**15.1 Stormwater Quality**

**As a part of a subsequent Operational Works – Compliance Assessment (Engineering) application, the developer must provide detailed plans for stormwater quality control in accordance with VDM-Belleng plans 00-3608 N200 Rev A and 00-3608 N400 Rev B and associated correspondence dated 18 September 2009. The details must include information about the species and**

planting density proposed for the bioretention system and confirmation of the model and manufacturer's performance specifications of the proposed gross pollutant traps. The details may be incorporated into general civil engineering drawings. Any engineering drawings that relate to the bioretention system must indicate the same details as those shown on any landscaping drawings that relate to the bioretention system. That is, where the engineering and landscaping drawings show the bioretention system, there must not be conflicting information about location, dimensions or stormwater flow paths between the two sets of plans as they relate to the bioretention system.

## 15.2 Fauna Management

The developer must appoint an accredited wildlife spotter to examine the site for wildlife habitat, and to supervise clearing operations.

Wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, and disturbed ground surfaces.

During clearing operations, the clearing contractor must:

- liaise with the on-site spotter; and
- ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter to:

- be present at the site of clearing, dewatering, and other operations;
- identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- advise the contractor of the precise location of each such tree or other feature.

An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994* or under Section 12(d) of the *Nature Conservation (Administration) Regulation 2006*.

Before seeking a pre-start meeting at the works stage, the developer must advise Council of the name of the spotter. If the spotter is not known to Council, the developer will be required to provide a complete copy of the accredited spotter's Rehabilitation Permit. In this case, clearing works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting if available.

If the developer cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service (Customer Service number: 1300 130 372).

## 16.0 Health and Environment

### Delete

~~16.1 The two car wash bays must be located and designed as per Drawing No. DA-SH2 Issue DA3, Basement, received by Council on 09/09/2009. The car wash bays must include, but not be limited to:~~



- ~~Roofed, bunded and drained to sewer via an approved interceptor in accordance with Council's Trade Waste requirements;~~
- ~~The use of the interceptor cannot be shared with any interceptor required for bin wash bays;~~
- ~~Limiting the ingress of rainfall and overland flow; and~~
- ~~Minimising water usage.~~

### **Insert**

**16.1 The two car wash bays must be located and designed as per Drawing No. DA-SH2 Issue DA3, Basement, received by Council on 09/09/2009 and Sheet No. DD-B1.01, Basement Floor Plan Building B, received by Council 15/07/2014. The car wash bays must include, but not be limited to:**

- **Roofed, bunded and drained to sewer via an approved interceptor in accordance with Council's Trade Waste requirements;**
- **The use of the interceptor cannot be shared with any interceptor required for bin wash bays;**
- **Limiting the ingress of rainfall and overland flow; and**
- **Minimising water usage.**

**16.2 Prior to Development Works approval, provide details of the bin storage area and any loading bays, including a detailed plan and specifications of the water treatment system.**

### **Delete**

~~16.3. A 3.0m high acoustic barrier (1.2m high retaining wall and 1.8m fence on top) must be constructed as follows:~~

- ~~A 3.0metre high acoustic barrier (1.2metre high retaining wall and 1.8metre fence on top) along the western boundary facing Mount Cotton Road.~~

~~The acoustic barrier must be constructed to achieve at least a standard that achieves a superficial mass of not less than 12.5kg/m<sup>2</sup> and total leakage of <1% of the total area. Guidance on the design of the barriers is provided in Section 2.3.2 and Figure 2.2 of Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009.~~

~~16.4. As a part of the application for operational works, the applicant must provide plans and specifications detailing the design and construction of the noise barriers. This is to be certified by a suitably qualified acoustic consultant indicating that the noise barrier achieves the requirements of this decision notice, Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009 and Redlands Planning Scheme Policy 5 - Environmental Emissions.~~

~~16.5. A post construction certification for the acoustic barrier must be submitted to Council prior to the commencement of use. The certification must be provided by a suitably qualified acoustic consultant and must demonstrate that the conditions of this development approval relating to noise are achieved and (where not otherwise specified) confirm that the predicted noise levels in Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009 have been achieved.~~

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~~16.6. As specified in section 4.0 Discussion and Summary of the submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009 the recommendations for attenuation must be incorporated into the development.~~

~~16.7. Prior to Council approving any operational works, all building and construction plans submitted for approval must be certified by a suitably qualified acoustic consultant. These must demonstrate that the development complies with the conditions of this approval and submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009. Where appropriate, acoustic measures to be incorporated within the development design, must be identified on the plans.~~

~~16.8. A post construction certification for the affected buildings must be submitted to Council prior to the commencement of use. The certification must be provided by a suitably qualified acoustic consultant. This certification must demonstrate that the development complies with the conditions of this approval and submitted report Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009.~~

#### **Insert**

**16.3 As part of the request for compliance assessment, submit a revised acoustic assessment of the original noise report, Proposed Unit Complex Development, 56-58 Mount Cotton Road, Capalaba, Project No. QC00\_3608, Issue 2, April 2009 that considers the inclusion of the Mount Cotton Road access. The assessment need only consider the noise impacts inside dwelling units, and not private open space areas. Address any significant changes within a revised acoustic report and any minor changes within a letter from the acoustic consultant.**

**16.9 All waste collections are to be conducted between 7:00am and 6:00pm as mentioned in Section 4.0 Discussion and Summary of Mechanical Noise Impact Assessment, Proposed Residential Development, 56-58 Mount Cotton road, Capalaba, Prepared by VDM Consulting, Project No. QC00\_3608, April 2009. Any changes to these hours will require approval in writing from Council.**

**16.10 The waste chute and waste disposal room must be located, designed and installed to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations. Guidance on achieving this can be found in Section 3.1.5 Recommended Structure Bourne Noise Control and Section 4.0 Discussion and Summary of Mechanical Noise Impact Assessment, Proposed Residential Development, 56-58 Mount Cotton road, Capalaba, Prepared by VDM Consulting, Project No. QC00\_3608, April 2009.**

**16.11 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed and installed to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations.**

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**CONDITIONS REQUIRING COMPLIANCE ASSESSMENT****1.0 Operational Works – Compliance Assessment (Landscaping)**

- 1.1 The site, including adjacent footpath(s) must be landscaped in accordance with the details indicated on an approved Landscape Plan and any other relevant construction documentation.
- 1.2 Prior to site works commencing, the applicant(s) and/or developer must apply for an approval from the Council for landscaping plan(s) and specifications for the construction of the proposed works. In this regard, the applicant(s) and/or developer shall apply for and receive an approval for Operational Works – Compliance Assessment (Landscaping) from the Council.
- 1.3 Documentation (no less than 5 copies) to be lodged with the application form, shall include performance securities, landscape plans and specifications for the construction of the proposed works.

**Delete**

~~1.4. Documentation must take the form of scaled plan(s) and/or drawing(s) and/or supporting information in accordance with the following Redlands Planning Scheme (RPS) documents:~~

~~Part 8 General Codes, Division 8-Landscape;~~

~~Part 11-Planning Scheme Policy 9 Infrastructure Works-Chapter 11;~~

~~Schedules, Schedule 9 –Street Trees;~~

~~Part 9 Schedules, Schedule 10 –Vegetation Species List; and~~

~~Part 9 Schedules, Schedule 12 – Weed Species List which are available on the Council's web site [www.redland.qld.gov.au](http://www.redland.qld.gov.au) ; and~~

~~Generally in accordance with the Landscape Concept Plans by Butler and Webb Drawing No's: Figure 5 to Figure 13 (inclusive), received by Council on 17/06/2009.~~

**Insert**

- 1.4 Documentation must take the form of scaled plan(s) and/or drawing(s) and/or supporting information in accordance with the following Redlands Planning Scheme (RPS) documents:
- Part 8 General Codes, Division 8-Landscape;
  - Part 11-Planning Scheme Policy 9 Infrastructure Works-Chapter 11;
  - Schedules, Schedule 9 –Street Trees;
  - Part 9 Schedules, Schedule 10 –Vegetation Species List;
  - Part 9 Schedules, Schedule 12 – Weed Species List which are available on the Council's web site [www.redland.qld.gov.au](http://www.redland.qld.gov.au) ; and
  - Generally in accordance with the *Landscape Concept Plans by Butler and Webb Drawing No's: Figure 4 to Figure 13 (amended in red), received by Council on 17/06/2009.*

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**1.5 The documentation is to contain the following information:****Existing Vegetation**

- a) Integration of existing vegetation, street trees and overhanging trees on adjacent properties.

**Protection of Vegetation**

- b) Protection of the existing *Eucalyptus tereticornis* trees located to the North East & North West as marked for retention on the Landscape Works Plan by Butler & Webb Landscape Architect's (received by Council 17 June 2009) drawing no: Figure 6, which are to be integrated into the design and protected from site works during construction. Provide levels (existing and proposed) so that any impact on the landform and the tree root zone can be assessed.

In this regard, the three underground water tanks in the north-western corner are to be relocated to protect the existing eucalyptus species in this location.

- c) No fertilisers or growth stimulants are to be applied around this tree or within the root zone or drip line of the tree;
- d) Prior to construction works taking place, a temporary fence a minimum height of 1.2 metres is to be erected to enclose the tree root protection zone. The precise location of this exclusion fence is to be determined in consultation with Council (Development Assessment Services – Landscape Technical Officer). Access to this area is to be strictly limited and there is to be signage clearly located on the fence stating "Keep Out – Tree Root Protection Zone". All contractors and site workers are to be advised of the restrictions and conditions concerning the tree root protection zone;
- e) Tree protection fencing shall be erected at the canopy drip line of all trees marked for retention. This barrier shall consist of star pickets and three-strand wire or similar, with visible signage 'Tree Protection Zone – No Admittance'.
- f) No site materials shall be stored under the canopy drip line of these trees.
- g) No disturbance to this zone, including modification to the canopy drip line is occur without liaison with Council.
- h) The planting and irrigation design shall have regard for the viability of these trees.

**Planting Design**

- i) A planting design with plant material that is in accordance with Schedules 9, 10 and 12 of the RPS. The planting design must not contain any plant material that has been identified in the RPS as:
- declared environmental weeds;
  - an invasive weed; or
  - a poisonous plant in South-East Queensland. Similarly, any existing vegetation that falls within the above categories shall be removed.

The design is to provide:

- A hierarchy of planting, which includes shade trees, shrubs and groundcovers.
  - Provide a shady tree focus.
  - Proposed screening any back-of-house service areas, refuse bins from public view.
- j) Provision of 5 x street trees to Mt Cotton Road, 7 x street trees to Aramac Court and 10 x street trees to Moreton Bay Road in accordance with Schedule 9. Stock sizes must be not less than 100 litres with a minimum height of 2 metres, unless otherwise negotiated with the Council. NOTE: Street trees must not conflict with services (underground and overhead). If there are Energex overhead power lines, the tree species selection must not conflict with the height of powerlines and the provision of continuous power.
- k) The street trees to Moreton Bay Road shall be located as close as practical to the property boundary. Tree species selection and placement are subject to approval by the Department of Transport and Main Roads, as advised in their referral agency response.

#### **Delete**

~~l). A minimum three (3) metre wide landscape buffer is to be provided along Mount Cotton Road (except for pathway entrances). Fencing to this road frontage is to be located behind the 3 metre landscape strip.~~

#### **Insert**

- l) A minimum three (3) metre wide landscape buffer is to be provided along Mount Cotton Road (except for access road). Fencing to this road frontage is to be located behind the 3 metre landscape strip.
- m) A minimum two (2) metre wide landscape buffer is to be provided along Moreton Bay Road (except for pathway entrance). Fencing to this road frontage is to be generally located 1 metre in from the property boundary.
- n) Provision of trees to the northern, southern and western boundaries of the site (within the site) that are of sufficient height to provide scale to the apartment buildings (including the use of trees to these boundaries that reach at least half the height of the buildings).
- o) Dense vegetation is planted against all external fence lines, where practical, to assist in the prevention of graffiti.
- p) Landscape plans to be revised in consultation with Council officers to better reflect local species, including koala food trees, where appropriate.
- q) The developer is required to maximise vegetation provision on rooftop communal areas to the satisfaction of Council officers, and in accordance with specifications recommended by Green Roofs Australia, to achieve sequestering of CO<sub>2</sub>; management of stormwater and improvement of thermal qualities.

**Bioretention Basin**

- r) Planting to the bio-retention basin is to be generally in accordance with Figure 14, Stormwater Management Detention Basin Plant Palette, prepared by Butler & Webb, received by Council on 17/07/2009.

**Irrigation**

- s) Watering of all plant material in accordance with Redland Shire's Watering Restrictions to promote health, viability and growth.
- t) Provision of a Management Plan to demonstrate how plant material (including turf) on public land is to be kept alive during the "On Maintenance" period of 6 months.
- u) Provision of Management Plan that includes irrigating from rainwater from on-site storage tanks for plant material (including turf) on private land; and/or use of water-saving products and materials for the site such as soil-wetting agents and aeration products that:
- have the ability to store water and absorb soluble fertiliser;
  - have the potential to reduce the amount of water required by up to 50%;
  - reduce the amount of fertiliser lost to leaching;
  - enable soils and potting mixes to be easily re-wet;
  - gradually release easily available water to the root;
  - increase soil aeration & improving clay soils;
  - increase the water holding ability of sandy loams by up to 70%;and
  - enhance the self-restoring ability of turfed areas.
- v) Details of soil improvements systems to maximise the viability and successful maturity of all plant material. This may include:
- the use of water absorption products mixed in with the soil that allow water and air nutrients to be readily absorbed by the root system;
  - imported compost and topsoil (preferably a premium organic garden blend) ; and
  - organic mulch (not pebbles).

**Furniture**

- w) Provision of skate-board deterrents to ramps, retaining walls and ledges where the potential for damage is likely.
- x) Provision of anti-graffiti measures to building surfaces where there is the likelihood of vandalism.
- y) Provision of two bench seats within the road reserve in front of the feature walls located near the main entrance to the development from Aramac Court. The bench seats are to include embedded plaques which recognise the Traditional Indigenous Owners of the region.

**Common Recreation Space**

- z) The common recreation spaces shall have a range of seating and shade to provide variety for users. This includes shade structures such as gazebos and supplementary shade tree planting.
- aa) Provide a barbeque, tables and seating with backs for users.

**Graffiti Measures**

- bb) The development must include specific design elements that reduce graffiti by restricting access to available surfaces, maximising natural surveillance and/or facilitating easy repair.
- cc) The walls and fences must be constructed using permeable or textured materials avoiding the creation of large flat surfaces, particularly facing public areas.
- dd) Provision of vandal-resistant sensor lighting is to be used to draw attention to movement at night.
- ee) Anti-graffiti coatings are to be used to a minimum height of 3 metres.
- ff) Any graffiti is to be removed as soon as possible to reduce its reoccurrence. This must be reflected in the Community Management Statement.

**Hard Landscape Works**

- gg) Details of screening to all bin storage and clothes drying areas from public view.
- hh) Provision of an aggregate threshold to any planted area that abuts a building. The aggregate must form a barrier to the potential entrance to the building by termites. The aggregate threshold must be approx 150mm wide and separate organic mulch from any part of the building.
- ii) Designated clothes drying areas with direct connectivity from the laundry and access to natural sunlight and ventilation.
- jj) Details of paving design and type. The entrance driveway from Aramac Court must be comprised of pigmented concrete, paving and paving band as indicated on Dwg No. Figure 9 Rev A, Aramac Court Access / Pool Area Plan, received by Council on 17/06/2009.
- kk) The 2.5 metre wide footpath in the Mount Cotton Road reserve along the front of the site must incorporate paving bands in the concrete. The design must provide for at least four (4) paving bands at a maximum interval of 20 metres.
- ll) Details of on-site footpaths, with minimum widths of 1500mm.
- mm) Details of all communal open space areas.
- nn) Details of all proposed fencing, and height of proposed retaining walls. Detail demonstrating that fencing to Moreton Bay Road includes articulation.
- oo) Details of contour levels and finished levels, with these to be shown on the landscape drawings.

- pp) Location of existing services such as overhead power lines and power poles, underground cabling, etc. which have the potential to impact on the placement of plant material.
- qq) Location/s of rainwater tanks.

#### Lighting Design

- rr) That pathway lighting is designed in accordance with Australian Standard 1158.3.1 Road Lighting – Pedestrian Areas (Category P) Lighting - Performance and Design Requirements.
- ss) Lighting design details showing an integration of external lighting to driveways and other areas of pedestrian and car conflict. Bollards may be used to demarcate pedestrian uses with overhead lighting to provide a high level of illumination.  
  
Design details are to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres.
- tt) Provision of sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.
- uu) That lighting fixtures, wherever possible, are mounted high, easily maintained and protected from vandalism.

#### Staging of Landscaping

- vv) Provision of details regarding the staging of landscape works. Landscaping must be provided in stages that generally accord with Dwg No. DA-SH12 Issue DA2, Stages, received by Council on 17/06/2009. Throughout the stages of the development, all balance areas of the site are to be turfed or landscaped (except for car parking areas).
- 1.6 Lighting design and planting design is not to conflict with a safe pedestrian environment.
  - 1.7 The cost of any new fencing must be borne by the developer.
  - 1.8 Approved landscaping works must be completed prior to the use commencing.
  - 1.9 "As constructed" details of landscaping works are to be given to the Council (to the Landscape Technical Officer) prior to occupancy of the building. The requirements of such documentation are listed in Planning Scheme Policy 9 Chapter 2 *Documentation and General Conditions*.

#### 2.0 Operational Works – Compliance Assessment (Engineering)

##### 2.1 Signage Prior to Construction

Prior to the commencement of any construction works associated with the development, a sign of approved size detailing the project team must be placed in a prominent position, at the road frontage, at each entrance to the development. The sign must detail the relevant project coordinator



for the works being undertaken on the site, and the following parties (where relevant):

- Developer
- Project Coordinator
- Architect / Building Designer
- Builder
- Civil Engineer
- Civil Contractor
- Landscape Architect

## **2.2 Construction Supervision, Required Council Inspections, and Acceptance of Works by the Council**

The developer is advised to ensure that their engineering representatives contact the Council as early in the process as possible.

### **a) Engineering Works – Supervision**

All site earthworks, drainage and pavement construction must be designed by and the construction supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing must be carried out by N.A.T.A. registered laboratories.

Prior to occupancy of the units, the developer's Supervising Engineer must submit a certificate to the Council certifying that all work has been satisfactorily completed in accordance with all requirements of the Council, and to accepted engineering standards.

### **b) Engineering Works – Council Inspections**

The Council inspections must be called for, and carried out, at the following stages:-

- i) Pre start – This meeting is to be carried out prior to any works commencing, within an existing road reserve or on any infrastructure that will eventually be transferred to the Council.
- ii) Installation of erosion and sediment management measures.
- iii) 'Box' inspection of crossover and footpath with reinforcing in place. Reinforcing mesh is to be supported on bar chairs.
- iv) Stormwater pipelines and manholes bedded and partially backfilled.
- v) 'On Maintenance' inspection of completed works.
- vi) 'Off Maintenance' inspection of works 12 months after acceptance of works on maintenance.

### **c) Engineering Works – Acceptance of Works by the Council.**

The Council's Design Standards for Developments details all requirements to be complied with prior to works being accepted On and Off Maintenance by the Council.

### 2.3 As Constructed Requirements

As part of all land or building developments within the City Council requires as-constructed details for any road, roofwater, stormwater, water or sewerage infrastructure installed/constructed. The as-constructed details shall:

- a) be supplied and presented in accordance with the standard requirements of Redland Planning Scheme Policy 9 – Infrastructure Works; and
- b) be surveyed and presented on Redland City Council's Co-ordinate System and on AHD vertical datum.

Upon request, the following information can be supplied by Council to assist the developer's survey and engineering consultants meet the above requirements:

- a) A map detailing co-ordinated and or levelled PSMs adjacent to the site.
- b) A listing of Council (RSC) co-ordinates for some adjacent co-ordinated PSMs.
- c) An extract from Natural Resources and Mines' SCDB database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council receives a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Refer to Documentation and General Conditions in Chapter 2 of the Infrastructure Works Policy for further details.

#### Delete

##### ~~2.4. Land Dedication~~

~~Dedication of land as road reserve along Mount Cotton Road on Lot 11 on RP 72398 so that the alignment of the front boundary matches the existing front boundary alignment of adjoining Lot 25 on SP 111409 to the south and Lot 0 on GTP 1145 to the north.~~

~~Dedication of land as road reserve for the cul-de-sac bulb and associated verge area from Aramac Court as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09.~~

#### Insert

##### 2.4 Land Dedication

Dedicate land as road reserve for the cul-de-sac bulb and associated verge area from Aramac Court as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09.

#### Delete

##### ~~2.5. Frontage Works~~

~~The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Mount Cotton Road:~~

- ~~a) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;~~
- ~~b) Reinstatement of concrete kerb and channel, where required;~~

- ~~c) Pedestrian entry treatment / access to the site as per the Council's standards;~~
- ~~d) A minimum 2.5 metre wide concrete shared footpath to the Council's standards (inclusive of paving bands, as required by condition of this approval);~~
- ~~e) Adjustments and relocations necessary to public utility services resulting from these works;~~
- ~~f) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);~~

~~The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Aramac Court:~~

- ~~a) A cul-de-sac as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09. Construction of the cul-de-sac must be in accordance with Redlands Planning Scheme, Policy 9 Infrastructure Works, Chapter 5 Road and Path Design – Diagram 4 Typical Residential Cul-de-sac Treatment.~~
- ~~b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;~~
- ~~c) Reinstatement of concrete kerb and channel, where required;~~
- ~~d) Entry treatment / access to the site as per the Council's standards;~~
- ~~e) A minimum 1.5 metre wide concrete shared footpath to the Council's standards;~~
- ~~f) Adjustments and relocations necessary to public utility services resulting from these works;~~
- ~~g) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);~~

~~These works must be completed prior to the use commencing. In this regard, the developer is required to apply for and receive an Operational Works – Compliance Assessment approval from the Council.~~

~~Insert~~

## **2.5 Frontage Works**

**Construct the following works, to the Council's standards, along the entire frontage of the site to Mount Cotton Road:**

- a) Road construction including concrete kerb and channel and road pavement;**
- b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;**
- c) Reinstatement of concrete kerb and channel where required;**
- d) Removal of all redundant vehicle crossovers;**
- e) Entry treatment/access to the site;**
- f) A minimum 2.5m wide concrete shared use footpath at an alignment of 1.5m from the property boundary, or in alignment with the existing footpath;**
- g) Adjustment and relocations necessary to public utility services resulting from these works;**
- h) A minimum 5.5m wide type B permanent vehicular crossover to the Mount Cotton Road frontage of the site, generally in accordance with the approved plans 'Preliminary Functional Design' prepared by TTM Consulting Pty Ltd.**

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The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Aramac Court:

- a) A cul-de-sac as generally detailed on Dwg No. DA-SH3, Issue DA3, Ground, prepared by ThinkTank Architects, received by Council on 09/09/09. Construction of the cul-de-sac must be in accordance with Redlands Planning Scheme, Policy 9 Infrastructure Works, Chapter 5 Road and Path Design – Diagram 4 Typical Residential Cul-de-sac Treatment.
- b) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;
- c) Reinstatement of concrete kerb and channel, where required;
- d) Entry treatment / access to the site as per the Council's standards;
- e) A minimum 1.5 metre wide concrete shared footpath to the Council's standards;
- f) Adjustments and relocations necessary to public utility services resulting from these works;
- g) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);

These works must be completed prior to the use commencing. In this regard, the developer is required to apply for and receive an Operational Works – Compliance Assessment approval from the Council.

## 2.6 Local Area Traffic Management

Undertake planning, design and construction, including full community engagement, in accordance with Redland City Council Local Area Traffic Management Guideline, Guideline Document GL-2384-001 and Corporate Policy 'Local Area Traffic Management Policy' Corporate POL-2384, for Local Area Traffic Management in Mount Cotton Road, Aramac Court, Holland Crescent and Almara Street. The preferred option will be the subject of a community consultation program undertaken and managed by the developer with the approval of Council to gain local area support for the preferred option. The local area traffic management treatments are to generally accord with the approved traffic management plans SK24-A, SK25, SK26, SK27 and SK28, as identified in the list of approved plans for this development, however are subject to more detailed assessment and community consultation.

The intersection of Holland Crescent (South) and Mount Cotton Road is to be upgraded as per Dwg No. SK28, Concept Plan Mt Cotton Rd/ Holland Cr South Upgrade with Added Left Turn Lane, prepared by VDM Consulting Burchill, received by Council on 17/06/2009.

The intersection of Holland Crescent (North) and Mount Cotton Road is to be upgraded as per Dwg No. SK25, LATM Concept: Detail 1 and 2 Also Refer Plan QC003608SK24, prepared by VDM Consulting Burchill, received by Council on 23/10/2009.

'No standing' is to be implemented on the eastern side of Mount Cotton Road from Holland Crescent (South) to Moreton Bay.

**A Clearway is to be implemented on the western side of Mount Cotton Road from Killarney Crescent to Pittwin Road South.**

**'No standing' is to be implemented on the western side of Mount Cotton Road from Pittwin Road South to Moreton Bay Road.**

## **2.7 Electricity Supply**

**Underground electricity must be provided for the full frontages of the subject site.**

**The developer must liaise with the appropriate authorities for electricity supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing.**

**A certificate from the relevant electricity supplier must be provided prior to the use commencing confirming that the development is provided with an underground electricity supply.**

## **2.8 Telecommunications Supply**

**The developer must liaise with the appropriate authorities for telecommunications supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing. A certificate from the relevant telecommunications supplier must be provided prior to the use commencing confirming that the development is connected to telecommunications.**

## **2.9 Stormwater from Roofed and Paved Areas**

**Stormwater drainage from roofed and paved areas shall be discharged to the bio retention system at the south eastern corner of the site as detailed in DWG NO. N400-Rev C by VDM Consulting.**

**Construction of driveways and drainage must be to Council and/or Department of Main Roads standards, including provision for an ARI 100 year's overland flow through driveways, open space areas or easements over adjoining properties. An assessment of the effect of 50% blockage of inlets must be included in the drainage calculations.**

**Temporary drainage is to be provided during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to an approved street drainage system and not onto the construction site. This temporary system must be maintained for the duration of building works.**

**Prior to the commencement of any works within the site, the developer must apply for and receive an Operational Works – Compliance Assessment (Engineering) approval for engineering plans and specifications for the construction of proposed drainage.**

## **2.10 Stormwater pipe extension**

**The existing stormwater pipes within this site shall be extended towards the south east corner of the site as shown in DWG NO. N400-Rev C by VDM Consulting so that the stormwater from the external catchments**

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bypass the bioretention system. The above extension shall be at no cost to Council.

#### **2.11 Stormwater Nuisance and Legal Right of Stormwater Discharge**

Overland flow paths and underground drainage is to be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property. All stormwater from the site shall be discharged to bioretention system at the south eastern corner of the property.

#### **2.12 Drainage for Apartment Building**

The basement car park and any vehicle and wash bay drainage must be via an appropriate oil-water interceptor to sewer.

#### **2.13 Easement/s**

Provide:

- 1) a minimum 3 metre wide easement over the new relocated trunk sewer line; and
- 2) a minimum 5 metre wide easement for stormwater

as shown in Services Easement Plan(drawing no. C3608:01:17 - Amendment A) prepared by Burchill VDM Pty Ltd.

This survey plan providing for this easement must be lodged with the Council for signing and sealing prior to any development permit for building works being issued for the site.

This easement must be made, with the survey plans being registered with the Titles Office, prior to the use of Stage 1 commencing.

#### **2.14 Reticulated Water Supply Connection**

The developer must connect the proposed development to the existing reticulated water supply system.

Where the existing reticulated water supply does not currently service the site or is not an adequate capacity, the developer is to pay the Council its estimated cost to construct the required connection/s to the site.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being carried out.

#### **2.15 Sewerage Connection**

The developer must connect the proposed development to the existing sewerage system.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer must pay the Council its estimated cost to construct the required connections.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being commenced.

## 2.16 Sewerage Considerations – Building Design

The existing trunk sewer line under the proposed building D shall be relocated as shown in DWG.NO. DA-SH3, ISSUE DA2 dated 02-06-09 by 'ThinkTank' architects at no cost to Council. All connections to the existing sewer line shall be done by Redland Water.

All footings must be located a minimum of 1.5 metres off the alignment of the sewers. Alternatively, where footings are located closer than 1.5 metres they are extended to at least 300mm below the zone of influence by either:

- a. piers or continuous footing with a minimum of 1 metre horizontal distance to the underground utility infrastructure; or
- b. where footing will be within 1 metre, but not closer than 600mm to underground infrastructure, the pipe is replaced with a pipe that achieves a minimum structural strength, and serviceability, such as K12 ductile iron internal lined with polyurethane and externally treated with a layer of zinc and coated with bitumen, that has a future life in excess of 50 years.

No footings or piers are permitted to cross, be placed vertically above, or closer than 600mm horizontally to a sewer;

Building foundations must be designed such that no additional loads, associated with the building, are imposed on the sewer trench.

## 2.17 Underground Stormwater Storage

Prior to works commencing, the developer must apply for and receive an approval from the Council for Operational Works-Compliance Assessment for engineering plans and specifications for the stormwater drainage for the underground retention tank. The proposed system shall comply with AS 3500.3:2003 Plumbing and Drainage- Stormwater Drainage and in accordance with the Council's standards and the requirements of the Queensland Urban Drainage Manual (QUDM).

The system is to be designed and certified by a suitably qualified Structural / Hydraulic Engineer who is a Registered Professional Engineer of Queensland (RPEQ). The stormwater drainage is also to be in accordance with the Council's standards and the requirements of the Queensland Urban Drainage Manual (QUDM).

The supporting documentation for this application will include a maintenance and pest control program for the proposed system.

## 2.18 Earthworks

If the development of the subject property requires soil to be imported or exported, the developer must identify the allotments that would be used for borrowing or filling and must advise the Council of such works. Any significant borrowing or filling may require the approval of the Council. If clarification is required on the significance of the works to be undertaken, contact should be made with the Council to determine relevant approvals required.

- a) Excavation and fill protects the safety of people and property by -

- i. where involving gradients or embankments comply with Schedule 5, Division 5 of the Building Regulations 2006;
  - ii. ensuring retaining walls or structures –
    - are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures;
    - have a design life of not less than 60 years;
  - iii. ensuring compaction is carried out in accordance with -
    - Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments;
    - Australian Standard 2870:1996 - Residential slabs and footings - construction.
- b) Excavation and fill prevent land or water contamination, or the harbourage of vermin by ensuring –
- i. the controlled use of clean, dry, solid, inert building material as per section 4 of Australian Standard 3798:2007 - Guidelines on earthworks for commercial and residential developments; and
  - ii. where the site contains contaminated material, the removal of contaminated material is disposed to an approved landfill under the conditions of a disposal permit issued under the *Environmental Protection Act 1994*.

## Delete

### ~~2.19. Car Parking and Internal Driveways~~

~~Prior to works commencing, the developer must apply for and receive an approval from the Council for Operational Works – Compliance Assessment (Engineering) for engineering plans and specifications for the construction of proposed car parking facilities and internal driveways. The following issues are to be addressed:~~

- ~~a) Compliance with Australian Standard AS 2890.1: Off Street Parking – Car Parking Facilities.~~
- ~~b) Car parking spaces are to be line marked.~~
- ~~c) Where the driveway is longer than 20 metres, there will be a requirement to provide a slow point of 15 km/hour into the roadway.~~
- ~~d) Provision is to be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.~~
- ~~e) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.~~
- ~~f) Construction must comply with the following:~~
- ~~g) Surfacing is to be a bituminous seal coat, asphalt, concrete, or pavers, and~~
- ~~h) Properly constructed, drained and maintained to good engineering standards.~~
- ~~i) All site earthworks, drainage and pavement construction are to be designed and supervised by a Registered Professional Engineer, Queensland~~



~~(RPEQ). Testing is to be carried out by NATA Registered Laboratories. Prior to occupancy or the use commencing, the Supervising Engineer must submit a certificate certifying that all work has been satisfactorily completed to the quality control criteria for this site.~~

### **Insert**

#### **2.19 Car Parking and Internal Driveways**

**Prior to works commencing, apply for and receive an approval from the Council for Compliance Assessment for engineering plans and specifications for the construction of proposed car parking facilities and internal driveways. Address the following issues:**

- a) Compliance with Australian Standard AS 2890.1: Off Street Parking – Car Parking Facilities.**
- b) Car parking spaces are to be line marked.**
- c) Where the driveway is longer than 20 metres, there will be a requirement to provide a slow point of 15 km/hour into the roadway.**
- d) Provision is to be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.**
- e) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.**
- f) Construction must comply with the following:**
  - i. Surfacing is to be a bituminous seal coat, asphalt, concrete, or pavers, and**
  - ii. Properly constructed, drained and maintained to good engineering standards.**
- g) All site earthworks, drainage and pavement construction are to be designed and supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing is to be carried out by NATA Registered Laboratories. Prior to occupancy or the use commencing, the Supervising Engineer must submit a certificate certifying that all work has been satisfactorily completed to the quality control criteria for this site.**
- h) Provide a minimum 9m wide internal accessway reserve to allow for a 6m wide unobstructed internal accessway, pedestrian footpath and landscaping between future buildings (Buildings C and D) and ensure that the accessway has a minimum 3.5m unobstructed vertical clearance along its entire width, in accordance with the requirements of the Access and Parking Code in the Redlands Planning Scheme.**

### **Delete**

#### ~~2.20 Public Open Space Contribution~~

~~A public open space contribution must be made to the Council in accordance with Redlands Planning Scheme - Part 11, Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 5 – Open Space.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

#### ~~2.21 Transport Infrastructure Charges Contributions~~

~~A contribution for local transport infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 4 of Planning Scheme Policy 3 in the Redlands Planning Scheme. This contribution does not cover the cost of local road works necessary for the development that are not part of the roadworks identified in the above mentioned Council policy and that all such costs are the responsibility of the applicant. In this regard the following comments are made:~~

- ~~• The current rate for 2009/2010 per equivalent tenement is \$12,685.54;~~
- ~~• The conversion factors (where relevant) for various residential uses are contained in the policy;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent tenements permitted on the site by the rate per equivalent tenement by the conversion factor for the particular development proposed;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

#### ~~2.22 Cycleway Infrastructure Contribution~~

~~A contribution for Cycleway Infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 4A of Planning Scheme Policy 3 in the Redlands Planning Scheme. This contribution is required to fund new and/or improved infrastructure needed to manage the future growth on the Council's mainland. In this regard the following comments are made:~~

- ~~• The current rate for 2009/2010 per equivalent tenement is \$1,397.46;~~
- ~~• The conversion factors (where relevant) for various residential uses are contained in Chapter 4A of Planning Scheme Policy 3 in the Redlands Planning Scheme;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent tenements permitted on the site by the rate per equivalent tenement by the conversion factor for the particular development proposed;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

---

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

#### ~~2.23 Stormwater Infrastructure Contribution~~

~~A contribution for stormwater Infrastructure must be made to Council, at the rate applicable at the time of payment. The amount payable for this development must comply with Chapter 8 of Planning Scheme Policy 3 in the Redlands Planning Scheme. The purpose of this contribution is to ensure that all areas within the Redlands have effective stormwater infrastructure with sufficient capacity. In this regard the following comments are made:~~

- ~~• The conversion factors (where relevant) for various uses are contained in the policy;~~
- ~~• The amount of contribution for a particular development is to be determined in accordance with Clause 1.4 of the policy;~~
- ~~• The rate of contribution is reviewed annually on 01 July.~~

~~Payment of infrastructure contributions must be made at the time of a request for a plumbing final inspection for each stage or prior to the use commencing for each stage, whichever is the sooner.~~

~~Any credits for contributions previously paid to Council may be claimed as contributing towards the amount due.~~

#### **2.24 Sediment and Erosion**

- i) Prior to and during the construction and maintenance phases of this development, the developer is to be responsible for the installation and maintenance of erosion and sediment management facilities. These facilities must accord with the specific outcomes of the Erosion Prevention and Sediment Control Code until the site works are completed.**
- j) At all times the development is to adhere to the “Erosion Prevention and Sediment Control Code” and chapter 4 “Erosion Prevention and Sediment Control” of Policy 9 “Infrastructure Works”.**

### **3.0 Performance Bonding Agreement**

**3.1 In accordance with Planning Scheme Policy 3 – Contributions and Security Bonding, the lodgement of security with the Council in accordance with the table in Condition 3.2 is required to guarantee completion of works to be done in accordance with this approval.**

**3.2 All payments to be made to the Council and/or money to be deposited and/or bond to be lodged pursuant to any condition of this approval must be made:**

- a) Prior to an application for approval of building works on the site being lodged; or**
  - b) Prior to Council being required to issue any approval for Operational Works – Compliance assessment; or**
  - c) Prior to any construction works or the use commencing; (whichever is the sooner).**
-

Item	Amount	Drawn down	Returned
Engineering Infrastructure external to the site	Stage 1 - \$50,000	to the greater of \$1,000 and 5% of the value of works, when accepted On Maintenance by the Council	When works are accepted Off Maintenance by the Council (Note – There is a minimum maintenance period of 6 months for each stage).
Landscaping	Stage 1 - \$40,000.00 Stage 2 - \$30,000.00 Stage 3 - \$20,000.00 Stage 4 - \$40,000.00 Stage 5 - \$30,000.00		When works are accepted 'Off Maintenance' by the Council (Note – There is a minimum maintenance period of 6 months for each stage).
General performance	Stage 1 - \$30,000 Stage 2 - \$5,000 Stage 3 - \$5,000 Stage 4 - \$5,000 Stage 5 - \$5,000	not applicable	When all conditions associated with this approval have been complied with, as accepted by the Council.
<b>STAGED TOTALS</b>	Stage 1 - \$90,000 Stage 2 - \$35,000 Stage 3 - \$25,000 Stage 4 - \$45,000 Stage 5 - \$35,000		

- 3.3 In the case of failure to comply with the above conditions, the Council may cause the necessary work to be carried out and may deduct the cost thereof from the money deposited and/or bond held. Should such cost exceed the security held, the applicant(s) and/or the developer and/or their successor must on demand pay to the Council the amount of the works.

**Note:** The approval of this development remains with the land. Accordingly, the responsibility for compliance with the conditions of approval remains with the owner(s) of the land.

### **REFERRAL AGENCY CONDITIONS**

Referral Agency (Concurrence Agency) conditions (as per attached Referral Agency Response, dated 28 November, 2014).

### **ADDITIONAL PERMITS / APPROVALS REQUIRED**

1. This approval does not allow development to be carried out. Further development permits are required for building works and plumbing and drainage works.
2. Operational Works – Compliance Assessment approvals (from the Council) are required for:
  - Engineering  
External roadworks and drainage works;  
Internal car parking and stormwater drainage works;  
Water and sewer supply;  
Earthworks;
  - Landscaping.
3. Building Works – Compliance Assessment approvals (from the Council) are required for:
  - Building Works (Demolition)

Referral Agency Assessment through Redland City Council to undertake the demolition works or potential asbestos removal is required prior to seeking and obtaining a formal building approval;

4. A road opening permit must be obtained from the Council where any works are proposed within an existing road reserve. This approval must be obtained prior to the works commencing.
5. Capping of sewer

The applicant must lodge a “Capping of Sewer” application with Redland Shire Council’s Plumbing Department prior to the demolition of any existing buildings on the development property/ies.

### **ADVICE**

#### **Delete**

1— Relevant Period

~~This development permit for a material change of use will remain current for a period of eight (8) years starting the day the approval takes effect, as the Integrated Planning Act 1997.~~

#### **2 Fire Ants**

**Certain areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). The movement of extracted or**

waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw or mulch/green waste/fuel into, within and out of the Shire from a property inside a restricted area is subject to approval of the Department of Primary Industries (DPI) - RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 25 23 or on their web site [www.dpi.qld.gov.au/fireants](http://www.dpi.qld.gov.au/fireants)

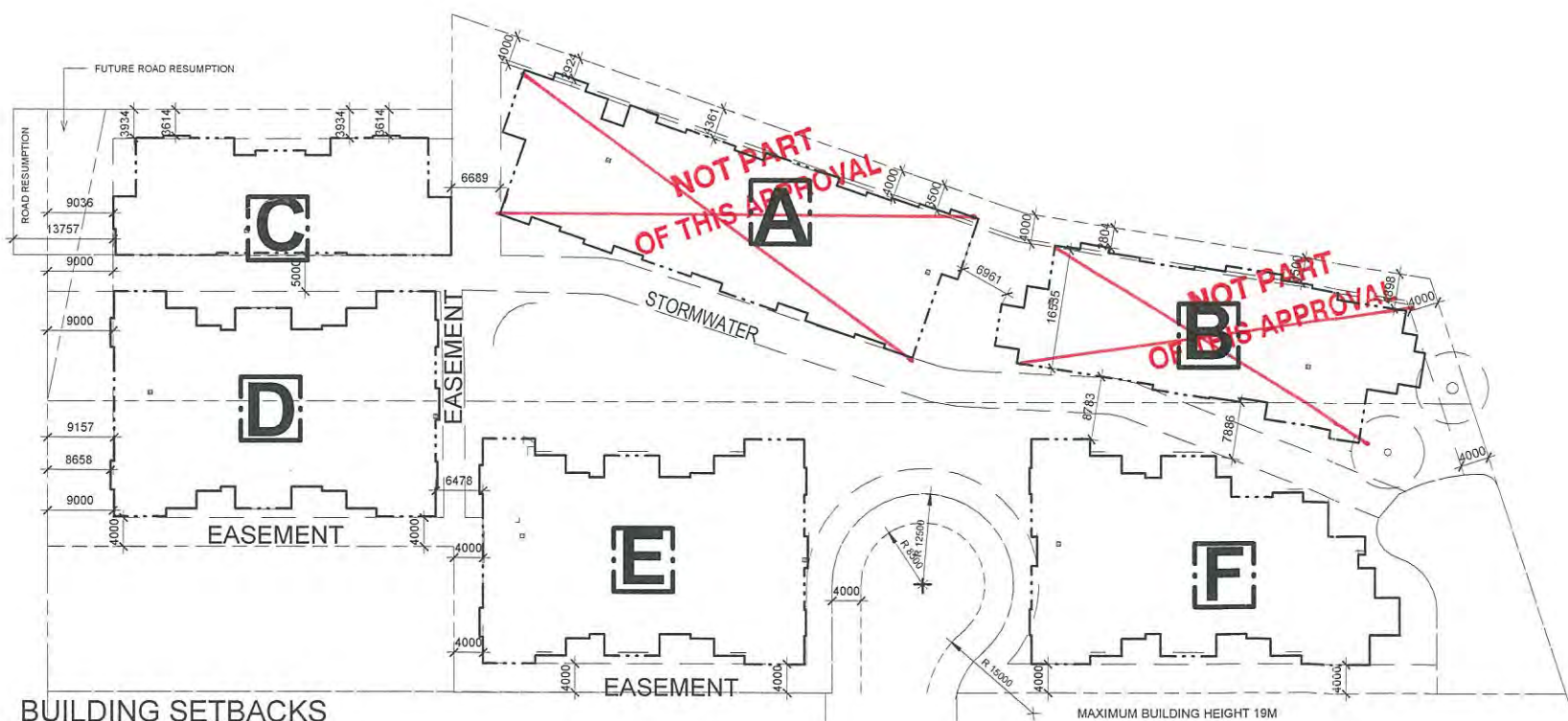
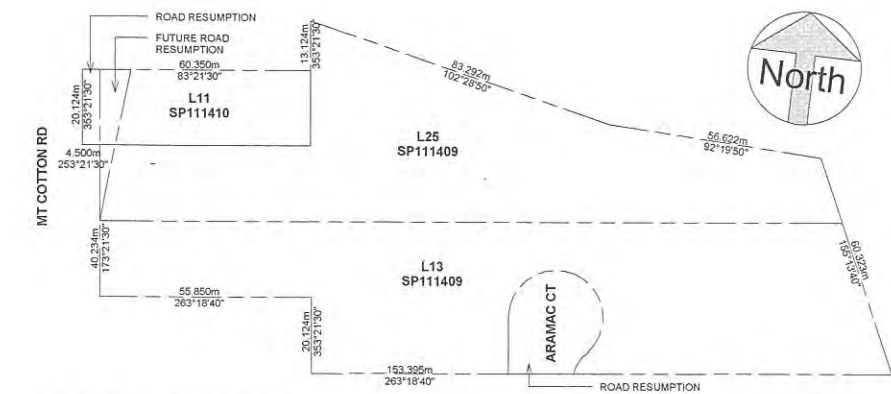
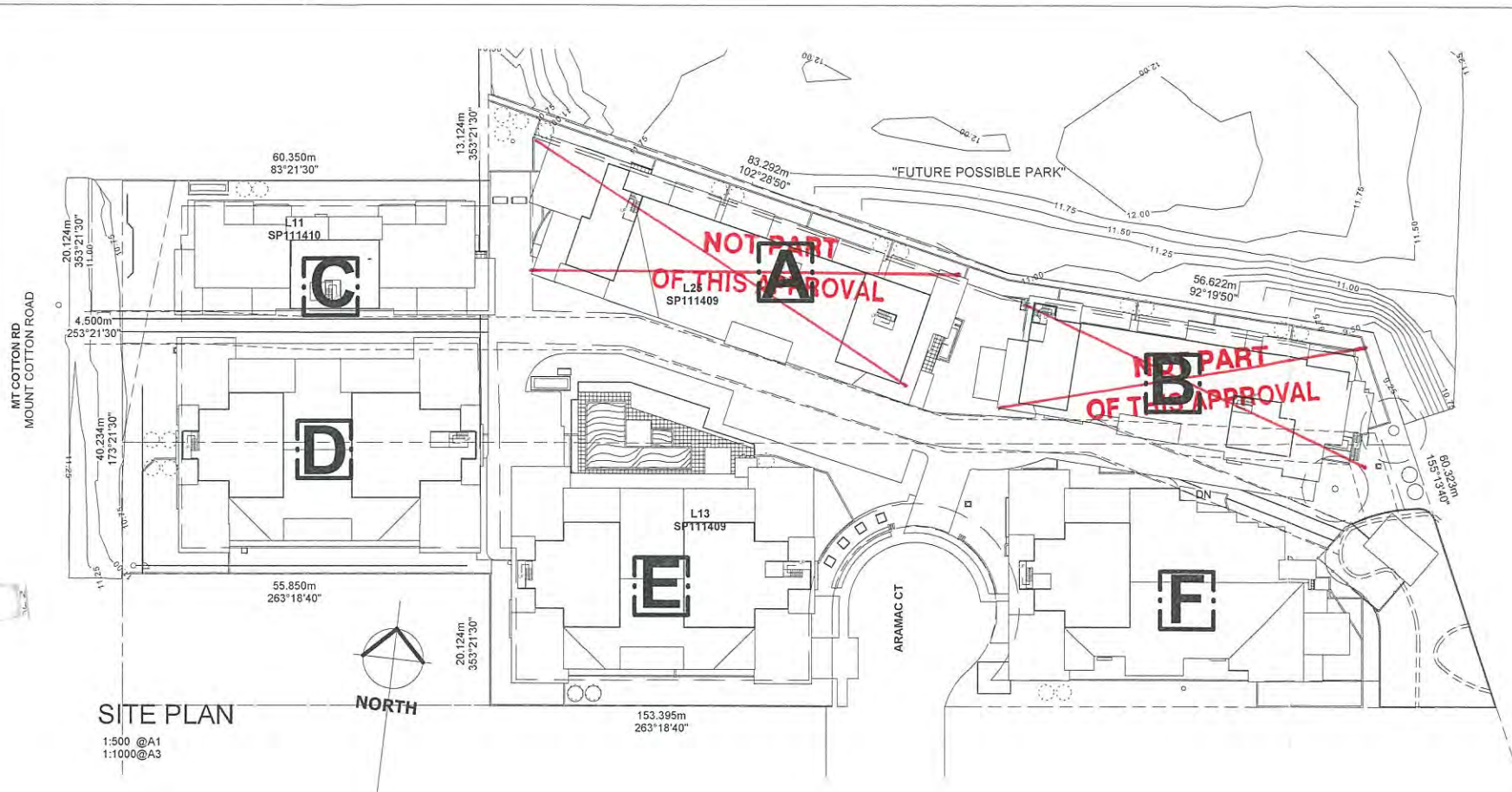
### 3 Bioretention Basin

The developer is advised to consider providing the future body corporate with detailed plans of the bioretention system and an estimate of the maintenance schedule and costs over the expected lifetime of the system. It is expected that the soil media and vegetation will require replacing at some time. The software used to predict the system's performance may be able to assist in providing this estimate. It is advisable to ensure that sufficient access for vehicles is maintained for maintenance purposes, and to note that the presence of features such as the boardwalk may need to be considered.

### Delete

#### ~~4 Water and Sewer Headworks Contributions~~

~~Conditions requesting payment of Water and Sewer Headworks Contributions are no longer included in the Decision Notice. Water and Sewer Headworks Contributions, under Policy 3 of the Redlands Planning Scheme, are now levied by way of an Infrastructure Charges Notice issued by Allconnex Water.~~



**RECEIVED**  
 09 SEP 2008  
 Development  
 Assessment

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 X:\THINK\_TANK\CAVEY-54-58 MT COTTON RD CAPITALABA (15-08)54-58 Mt Cotton Rd DA3 - 03-09-09.rvt  
 7/29/2008 9:41:34 PM

**L13,25 SP3111409**  
**AREA: 11950m<sup>2</sup>**  
**L11 SP.111410**  
**AREA 1123m<sup>2</sup>**  
**TOTAL AREA: 13073m<sup>2</sup>**

DRAWING NAME SITE	ARCHITECT MICHAEL JULLYAN
SCALE As indicated AT A1	DRAWN BY GD
DWG NO. DA-SH1	CHECKED BY MJ
ISSUE DA3	DATE 03-09-09

PROJECT UNIT COMPLEX	JOB No 18-08
CLIENT LM CAPITALABA PTY LTD	
ADDRESS 54-58 MT COTTON RD CAPITALABA	



ACH 11088493  
 37 Yandoo St, Mary QLD 4176  
 P: 07 808 5128 FAX: 07 808 4176  
 E-MAIL: info@thinktankarchitects.com  
 TELEPHONE: 07 808 5128  
 FACSIMILE: 07 808 4176  
 MOBILE: 0412 057 196



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ISSUE	DESCRIPTION	DATE	BY

**RECEIVED**  
24 NOV 2014  
**PLANNING ASSESSMENT**  
LORDS AND PARTNERS

PROJECT NAME: RHODES - RESIDENTIAL DEVELOPMENT - TOWER A  
CLIENT NAME: RESIDENT COMPANY PTY LTD  
ADDRESS & LOCATION: 54-58 MT COTTON ROAD, CAPALABA, QLD

DRAWING NAME: SITE PLAN - PROPOSED DEVELOPMENT

DRAWING SCALE: REFERENCE TO EN 12281-1:2002 (CONFORMS)

PURPOSE: BUILDING APPROVAL

SHEET INFO: DESIGNED: Designer (GB), DRAWN: GB, CHECKED: Checker, APPROVED: Approver

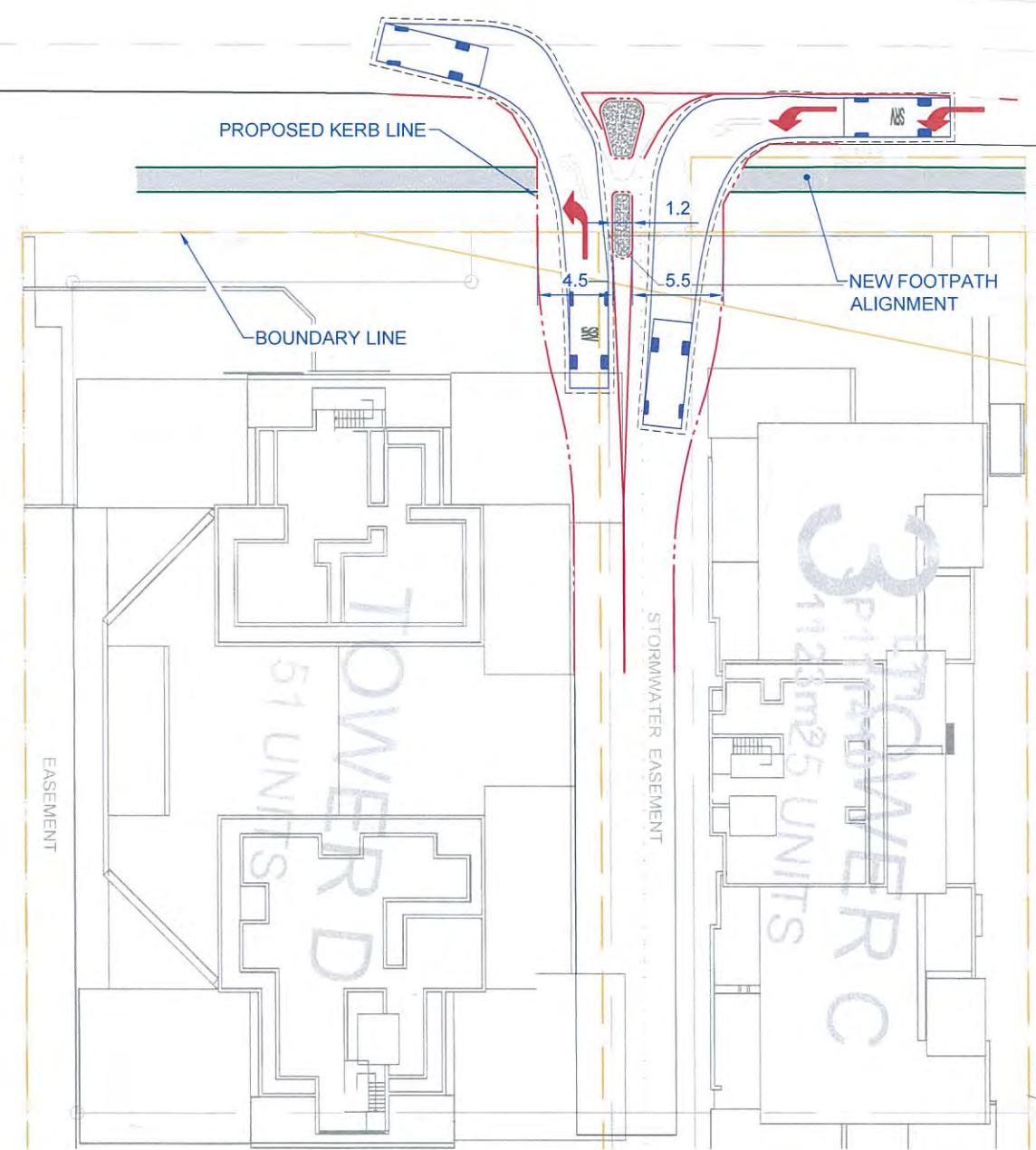
DWG: PHASE: DD, PROJECT NO.: 2200/2350, SHEET NO.: DD-A001

**1** SITE PLAN - GROUND LEVEL  
1: 300

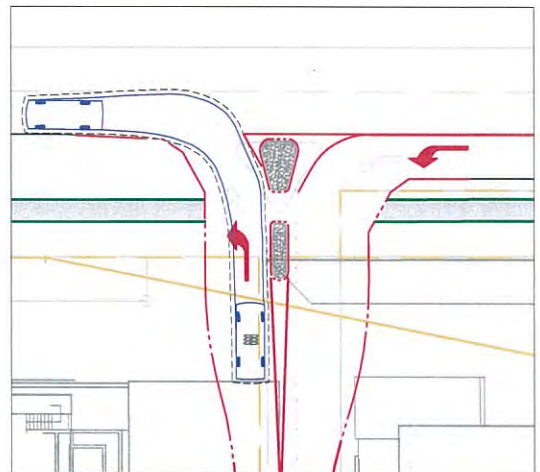


**RECEIVED**  
 24 NOV 2014  
**PLANNING ASSESSMENT**

MT COTTON ROAD

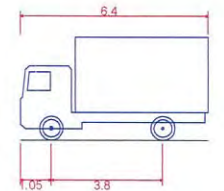


LEFT TURN LANE TREATMENT AS PER REDLAND CITY COUNCIL PLAN "MOUNT COTTON ROAD PROPOSED ACCESS CONCEPT LAYOUT OPTION 2"



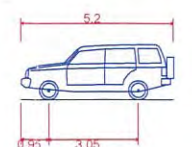
**LARGE CAR MANOEUVRING**

**DESIGN VEHICLES**



**SRV - Small Rigid Vehicle**

Overall Length	6.400m
Overall Width	2.330m
Overall Body Height	3.500m
Min Body Ground Clearance	0.398m
Track Width	2.330m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.100m

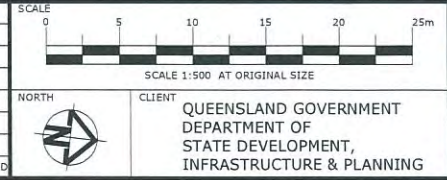


**B99**

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

PRINCIPAL DIRECTOR  
 BRIAN CAMILLERI RPEQ 7577  
 APPROVED 24 NOVEMBER 2014

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
F	24-11-14	INCORPORATED REDLAND CITY COUNCIL PLAN	HT	SC	BC
E	03-11-14	UPDATED FOOTPATH ALIGNMENT	HT	AR	BC
D	01-10-14	AMENDED DRIVEWAY	HT	SC	SC
C	23-09-14	DESIGN FOR SMALL RIGID VEHICLE	HT	SC	SC
B	11-09-14	EXTENDED DESIGN TO NORTH	HT	SC	SC
A	04-09-14	ORIGINAL ISSUE FOR COMMENT ONLY	HT	SC	SC



**TTM CONSULTING PTY LTD**  
 ABN 65 010 868 621  
 LEVEL 1, 129 LOGAN ROAD, WOOLLOONGABBA, QLD, 4102  
 P.O. BOX 1310, COORPAROO BC, QLD, 4151  
 T: (07) 3327 9500 F: (07) 3327 9501  
 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT	<b>54-58 MT COTTON ROAD, CAPALABA</b>
DRAWING TITLE	<b>PRELIMINARY FUNCTIONAL DESIGN MT COTTON ROAD ACCESS</b>
PROJECT NUMBER	14BRT0474
DRAWING NUMBER	14BRT0474-01
DATE	4 SEPT 2014
ORIGINAL SIZE	A3
REVISION	F
SHEET	1 OF 1

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ISSUE	DESCRIPTION	DATE	BY

**REVISION HISTORY**

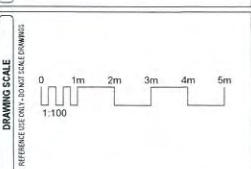
**LEGENDS AND NOTES**

**PROJECT NAME**  
RHODES - RESIDENTIAL DEVELOPMENT - TOWER A

**CLIENT NAME**  
RESIDENT COMPANY PTY LTD

**ADDRESS & LOCATION**  
54-58 MT COTTON ROAD, CAPITALA, QLD

**DRAWING NAME**  
PERSPECTIVE VIEW 2



**PURPOSE**  
PRELIMINARY

<b>SHEET INFO</b>	DESIGNED	Designer	<b>ORIENTATION</b>
DRAWN	Author		
CHECKED	Checker		
APPROVED	Approver		

<b>DWG</b>	PHASE	PROJECT NO.	SHEET NO.	ISSUE
DD	???	DD-B10.02		



1 PERSPECTIVE VIEW 2

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 15 JUL 2019  
 PLANNING ASSESSMENT



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ISSUE	DESCRIPTION	DATE	BY

**REVISION HISTORY**

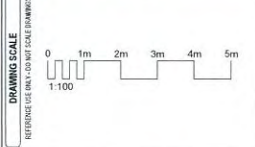
**LEGEND AND NOTES**

**PROJECT NAME**  
 RHODES - RESIDENTIAL DEVELOPMENT - TOWER A

**CLIENT NAME**  
 RESIDENT COMPANY PTY LTD

**ADDRESS & LOCATION**  
 54-58 MT COTTON ROAD, CAPALABA, QLD

**DRAWING NAME**  
 PERSPECTIVE VIEW 2  
**TOWER A**



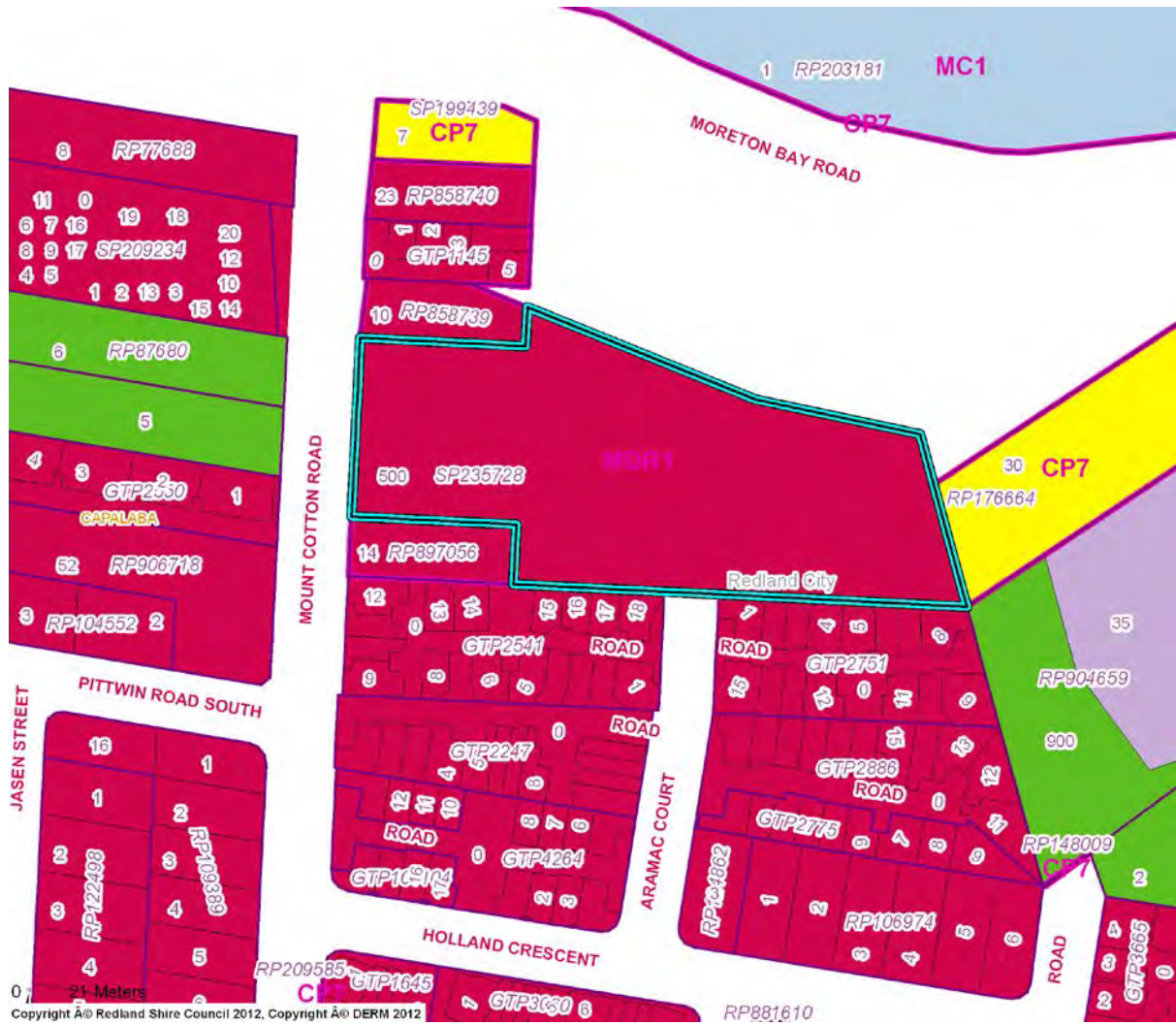
**PURPOSE**  
 PRELIMINARY

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

DWG	PHASE	PROJECT NO.	SHEET NO.	ISSUE
CD	???	???	DD-A10.02	

RECEIVED  
 15 JUL 2014  
 PLANNING ASSESSMENT

1 PERSPECTIVE VIEW 2







**11.4 PORTFOLIO 4 (CR LANCE HEWLETT)****COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****11.4.1 SALE OF LAND FOR COMMUTER CAR PARK – RAILWAY PARADE THORNESIDE**

**Objective Folder (fA36608):** Reports and Attachments (Archives)

**Attachments:** [Attachments 1 & 2 – Proposed Park & Ride Extension Map and Surrounding Council Owned Properties](#)

**Authorising Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

**Responsible Officer:** **Gary Photinos**  
**Group Manager Environment & Regulation**

**Author:** **Merv Elliott**  
**Principal Property Consultant**

---

**PURPOSE**

Purpose of this report is to recommend to Council the sale of lots 251, 252, 253 and 254 on RP14138 situated at 54-58 Railway Parade, Thorneside to the State of Queensland (Department of Transport and Main Roads).

**BACKGROUND**

Council are the owners of lots 251, 252, 253 and 254 on RP14138 situated at 54-58 Railway Parade, Thorneside containing 1668m<sup>2</sup>. The land is vacant, unimproved and zoned open space.

The State of Queensland (Department of Transport and Main Roads) has made application to Council to purchase the subject site in order to construct a park and ride facility for community use.

**ISSUES**

These allotments whilst being zoned open space have never been used as such and have been identified by Council's Parks and Conservation Unit as being suitable for off-street commuter parking and ancillary to open space uses opposite the subject site.

As a consequence Parks and Conservation has no objection to the disposal of the subject site.

The site is subject to the flood, storm and drainage constraint overlay and to enable construction of the car park, this will be addressed at development application stage.

**STRATEGIC IMPLICATIONS**

Provision of commuter parking at this location is supported by Council Officers and Local Councillor and aligns with Council Policy and Corporate Plan.

**Legislative Requirements**

Provision contained in the *Local Government Regulations 2012* section 236, "Exceptions for valuable non-current asset contracts", allow Council to negotiate and enter into contracts with government agencies without having to go to auction or tender.

**Risk Management**

No Risk Management Issues have been identified.

**Financial**

Council will receive fair market value for the subject property.

**People**

Demand for commuter parking at this location is strongly supported by the Redlands community.

**Environmental**

No Environmental Issues have been identified - the only overlays affecting these properties are acid sulphate; air space and aviation facilities; flood, storm and drainage constraint; and road and rail noise impact overlays.

**Social**

No Social Issues have been identified.

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

Use of the property for commuter parking aligns with Council's Corporate Plan to "facilitate and provide a transportation network that compliments land uses".

**CONSULTATION**

Principal Property Adviser has consulted with Local Councillor and relevant Council Officers.

**OPTIONS**

1. Approve the sale of lots 251, 252, 253 and 254 on RP14138 situated at 54-58 Railway Parade, Thorneside to the State of Queensland (Department of Transport and Main Roads) at fair market value and delegate authority the Chief Executive Officer to execute all documents to give effect to the proposed sale.
2. That Council not approve the disposal of lots 251, 252, 253 and 254 on RP14138 situated at 54-58 Railway Parade, Thorneside to the State of Queensland (Department of Transport and Main Roads) at fair market value.



**OFFICER'S RECOMMENDATION**

That Council resolves to:

1. Approve the sale of lots 251, 252, 253 and 254 on RP14138 situated at 54-58 Railway Parade, Thorneside to the State of Queensland (Department of Transport and Main Roads) at fair market value in accordance with the provisions of the *Local Government Regulations 2012*; and
2. Delegate authority to the Chief Executive Officer (under s.257(1)(b) of the *Local Government Act 2009*) to execute all documents to give effect to the proposed sale.

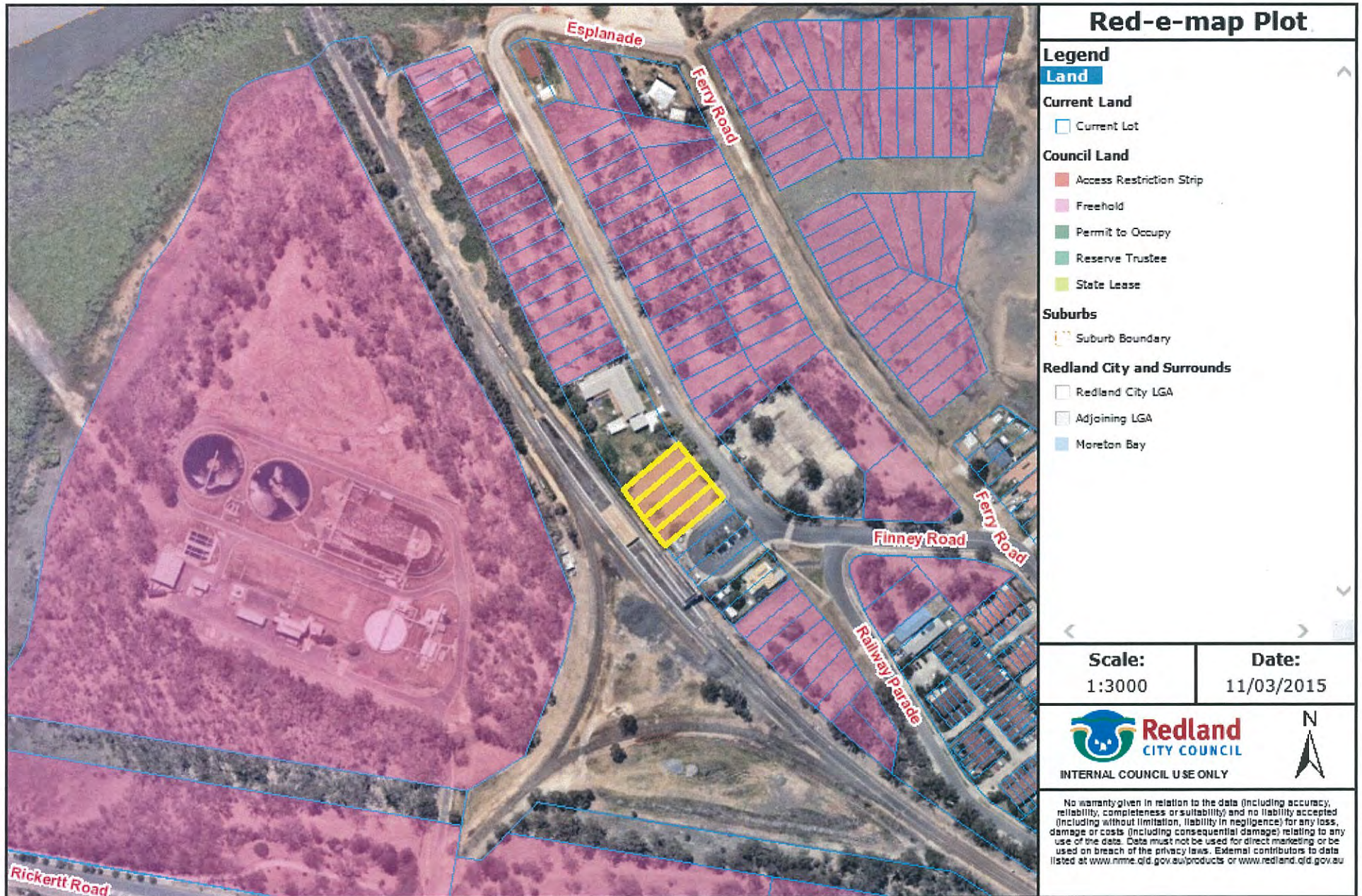


RCC owned Land  
for proposed  
park n ride  
extension

Railway Parade

Finney Rd

Map shows surrounding Council owned properties (in pink)



**12 MAYORAL MINUTE**

In accordance with s.35 *Redland City Council Meetings – 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.

**13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS**

In accordance with s.262 *Local Government Regulation 2012*.

**14 NOTICES OF MOTION**

In accordance with s.7(3) *Redland City Council Meetings – Standing Orders*.

**15 URGENT BUSINESS WITHOUT NOTICE**

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

**16 CLOSED SESSION****16.1 ORGANISATIONAL SERVICES****16.1.1 TECHNICAL AND FINANCIAL DUE DILIGENCE FOR THE PDA WALKER PROPOSAL****Objective Folder (fA36608):** Reports and Attachments (Archives)**Authorising/Responsible Officer:****Nick Clarke  
General Manager Organisational Services****Author:****Peter Kelley  
Project Director Priority Developments**

---

**EXECUTIVE SUMMARY**


Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

**OFFICER RECOMMENDATION**

**That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.**

**The reason that is applicable in this instance is as follows:**

*“(h) 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”*

**16.1.2 REDLAND INVESTMENT CORPORATION – BUDGET AND LAND TRANSFERS 2014/15****Objective Folder (fA36608): Reports and Attachments (Archive)****Authorising Officer:****Nick Clarke  
General Manager Organisational Services****Responsible Officer:****Peter Kelley  
Project Director PDA****Author:****Grant Tanham-Kelley  
Finance Management and Advisory**

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**EXECUTIVE SUMMARY**

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

**OFFICER RECOMMENDATION**

**That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.**

**The reason that is applicable in this instance is as follows:**

*“(h) 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”*

**17 MEETING CLOSURE**